

THE BOOK OF 100 HOMES



The
ADAMS

H. L. SCHMOYER

MATERIAL FOR HOMES

COAL • LUMBER • HARDWARE • BUILDERS' SUPPLIES

PHONE 137

BOYERTOWN, PA.

**BOOK
D**



THE FIRST HOME You Build

THE surest way to get just the kind of a home you want is to build it yourself, or more properly, to have it built to order. Such a home need cost no more than an equally good home built for someone else.

IN all probability you have never built before, or at most you have built only once. Your building experience is limited. Ours, which has grown and developed through years of helping people to plan and build their homes, is at your service.

THIS plan book is the first part of that building service. The hundred homes and plans herein will help you to decide on the style and the size of a house you will build. Page 100 (opposite the back cover) will aid you in deciding how much you can pay for a home.

An Invitation

THIS book is only the beginning of our building service. After selecting the plan best suited to your lot and your ideas, come in and talk to us about it. If the plan needs reversing or if it needs a few minor alterations we can advise you about it. We can offer you still other plans in case you do not find herein exactly the house you want. We can estimate for you the cost of materials for the house of your choice, and give you many other valuable suggestions on the home building question. This consultation service is free and we cordially invite you to use it whenever you need it.

{	Duplicate Blueprints on any design	\$20.00
	Triplicate Blueprints on any design	25.00

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THE BOOK OF 100 HOMES

WHICH CONTAINS
THE DESIGNS AND FLOOR PLANS
OF ONE HUNDRED HOMES

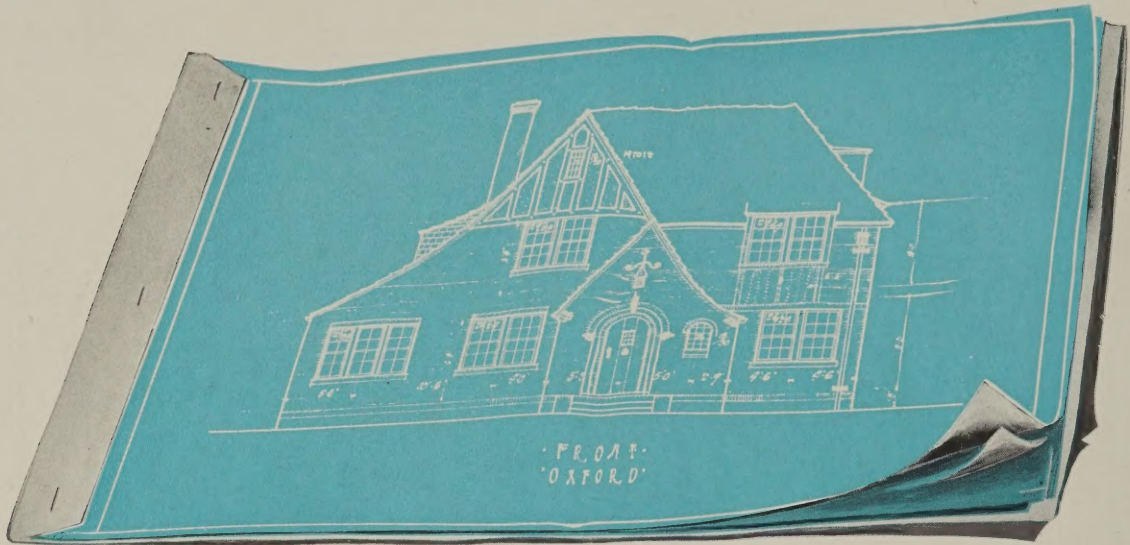


BUNGALOWS
COTTAGES
TWO STORY HOMES
AND DUPLEXES



Publishers:
BROWN-BLODGETT COMPANY
UNIVERSITY AND WHEELER AVENUES
ST. PAUL, MINN.





Good Plans Will Save You Money

In the Building Operations

A MAN once tried to save a half-dollar by not buying a road map for a long automobile trip. The time he lost, the extra gasoline he burned, and the price of night's lodging and meals in a small town cost him many times the price of the map.

To build a house without a complete set of working plans is the same kind of false economy. A complete set of architect's blueprints in duplicate for any house in this book costs only \$20.00, and in triplicate only \$25.00. If plans are not complete to start with, extras and changes become necessary. Lumber, plumbing and other materials may be wasted, to say nothing of many hours of workmen's time. But that is not all. Without definite plans and specifications at the outset, there is too much chance for faulty construction, also a chance for serious misunderstanding between the builder of the home and his contractor.

In the Finished House

The finished house should combine many important elements: beauty of design, an attractive interior, economy of space, low cost of upkeep, and all possible convenience and living comfort.

Often, of course, one element must sacrifice something to another, but an architect has had many years of study and training in the art of combining all these features to get the best results.

If the house is not right when finished, it isn't as desirable to live in, and the owner will tire of its general appearance when the newness wears off. It may not be comfortable, or its poor arrangement may make house-keeping unduly hard. A business opportunity may call the owner to another city. Ill health in the family may call for a different climate. Some other unforeseen emergency may cause the family to move out. If the house is

not planned right, it may be extremely hard to rent or sell, and it will probably bring several hundred dollars less than it should, all for the lack of a set of architect's blueprints.

Changes Can Be Made

You may not find just the right house for your lot in this book. If the sunroom would be on the north side, or some other feature misplaced, the plans can be reversed. If the house of your favorite design is finished in stucco and you prefer wood siding or brick veneer, that can easily be changed.

A change in the shape of the house such as making it narrower to fit the lot or changing the pitch of the roof might spoil the whole design; it should not be attempted. A different plan should be selected.

Some minor alterations can be made by the contractor, such as changing a non bearing partition or the position of a door, but these should be made on the blueprint before building operations begin.

Beside the hundred plans in this book we have still other plans to offer. After selecting your plan, we invite you to consult our building service department. Being intimately acquainted with home building problems we can give you many practical and helpful suggestions. We can talk over the various materials that you will want to know more about before you go ahead.





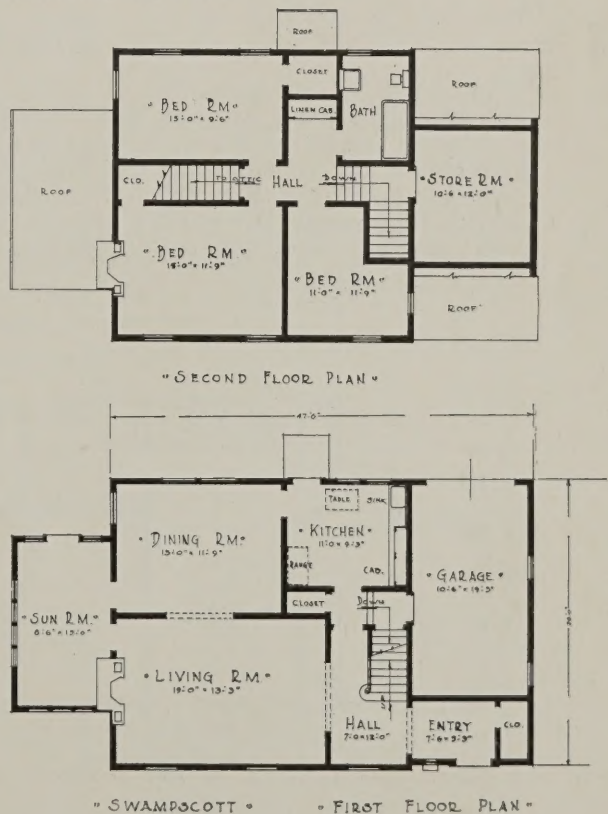
SIX ROOMS, SUN ROOM AND ATTACHED GARAGE, 27½ X 26 FT.

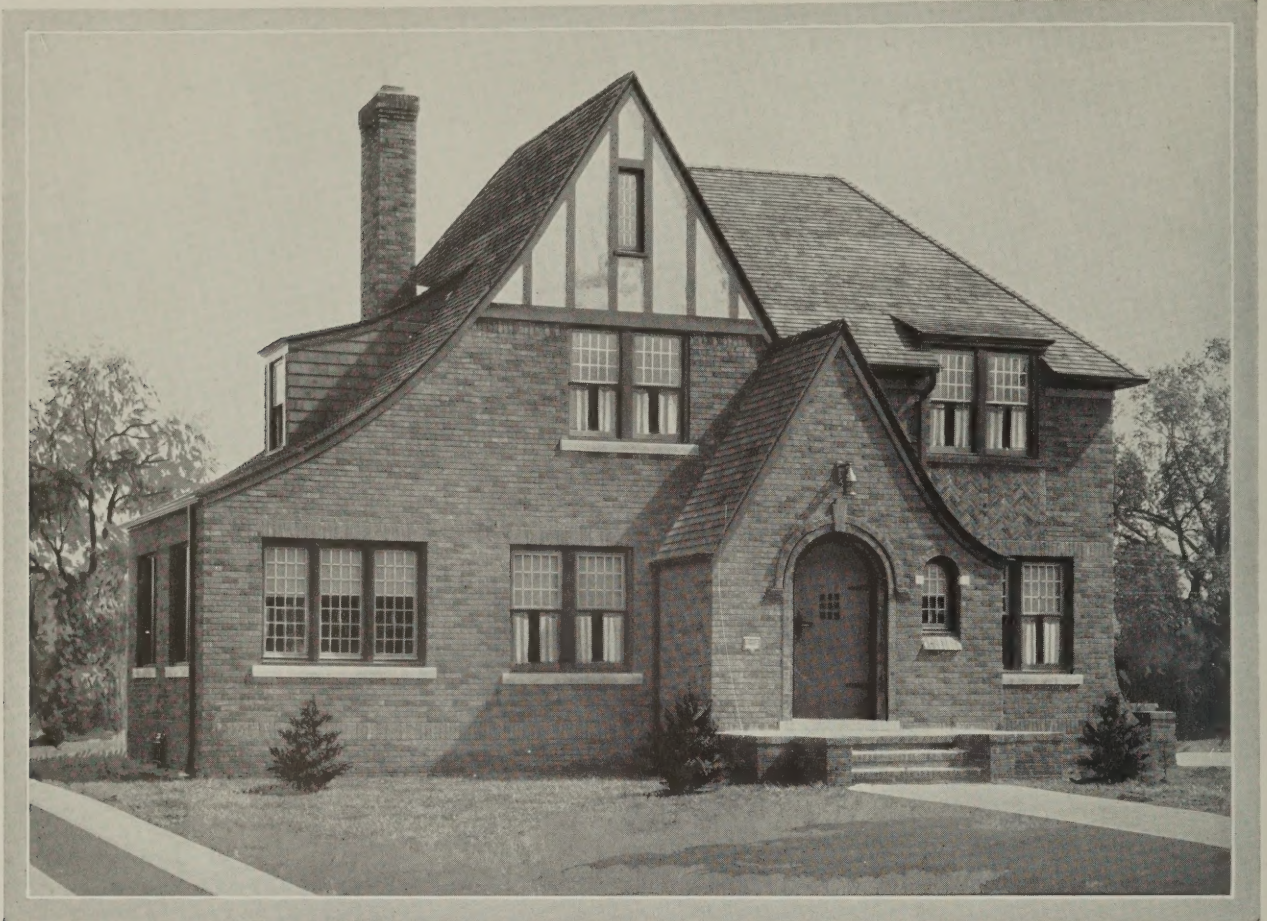
The SWAMPSCOTT

CHARACTERISTICALLY American Colonial, simple in treatment and practical to build. The well-concealed attached garage, accessible from the main hall, is a distinct feature. Here we have well proportioned rooms and ample closet space, with storage space over garage. A stairway leads to attic. The large living room, opening on the sun porch makes this an especially livable home. Teas or meals can be served on sun-porch, through the dining room. Three bedrooms—one with fireplace, on second floor, linen cabinet, large closets—what more can be desired for a home-loving family?

Built of wood—shingle or clapboard sides, with—shall we say green blinds to match the roof?—and we have a charming, low cost, homey home.

[29,750 CUBIC FEET]



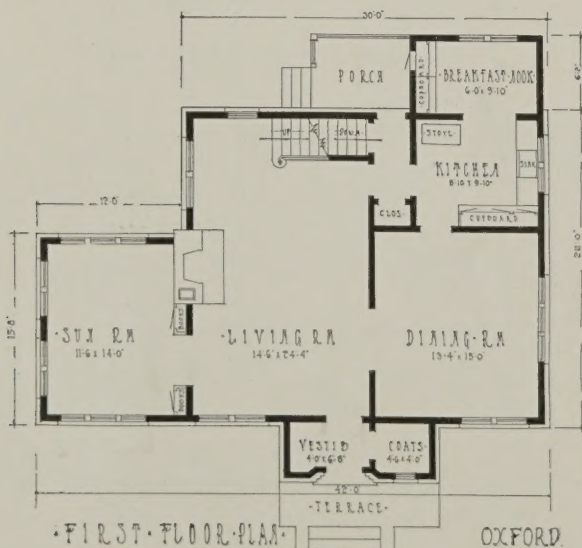


SIX ROOMS, SUN PARLOR AND BREAKFAST NOOK, 30 X 26 FT.

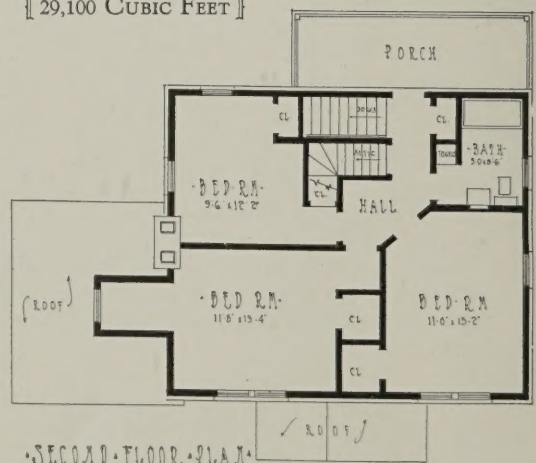
The OXFORD

THE exterior of this home, with its brick veneer finish and low sweeping gables, has an atmosphere of sturdiness that will wear well. Allowing for a side drive, the frontage should be sixty feet. With a rear entrance to garage, the house could be built on a fifty foot lot. The vestibule entrance has a generous coat closet. The living room, with double light exposure,

and a friendly fireplace, lends a homelike atmosphere. The sun room is always a place to enjoy a good book, music or radio. The kitchen has access from both living room and dining room. The dining nook, too, saves the housewife many steps. The kitchen is conveniently arranged, light and attractive. The three bedrooms have ample closet space and cross ventilation.



[29,100 CUBIC FEET]





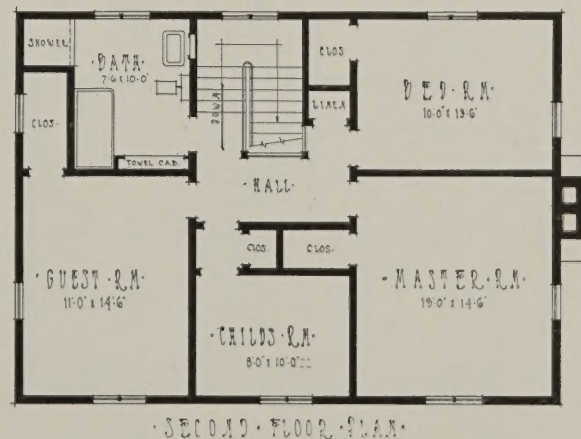
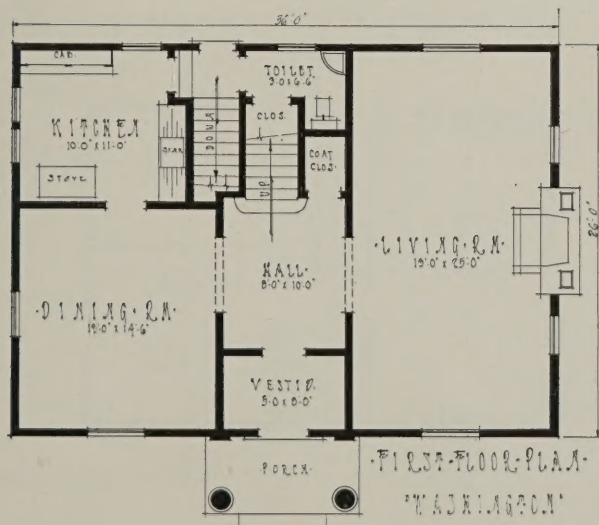
SEVEN ROOMS, 36 X 26 FT.

The WASHINGTON

WE cannot visualize anything that could be added or deducted from the Washington to improve it; this Colonial design is perfect. The dignified entrance, large front door, wide windows with shutters, low roof lines, all combine to make a truly American Colonial picture. The lot should be 50 feet.

The first floor has the usual large center hall, with a wide stairway, a coat closet and arched

openings to rooms on either side. The toilet on first floor is an added convenience. The second floor has a large bath room with separate shower compartment. The bed rooms are large, with roomy closets and cross ventilation. The small center room at front is useful for many purposes. The house must be white; use a green shutter and dark green roof, plant blooming shrubbery and your picture is complete. [29,000 CUBIC FEET]





SIX ROOMS AND DINING NOOK, 32 X 22 FT.

The MADISON

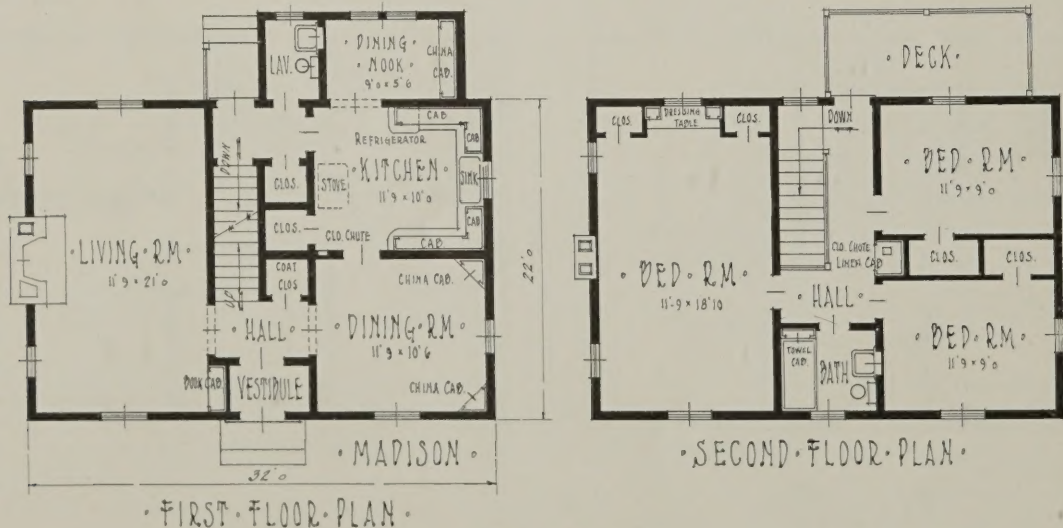
THIS attractive American Colonial home has an unusually beautiful exterior. The well designed entrance frame, the panels underneath the downstairs front windows and the long shutters give it distinction.

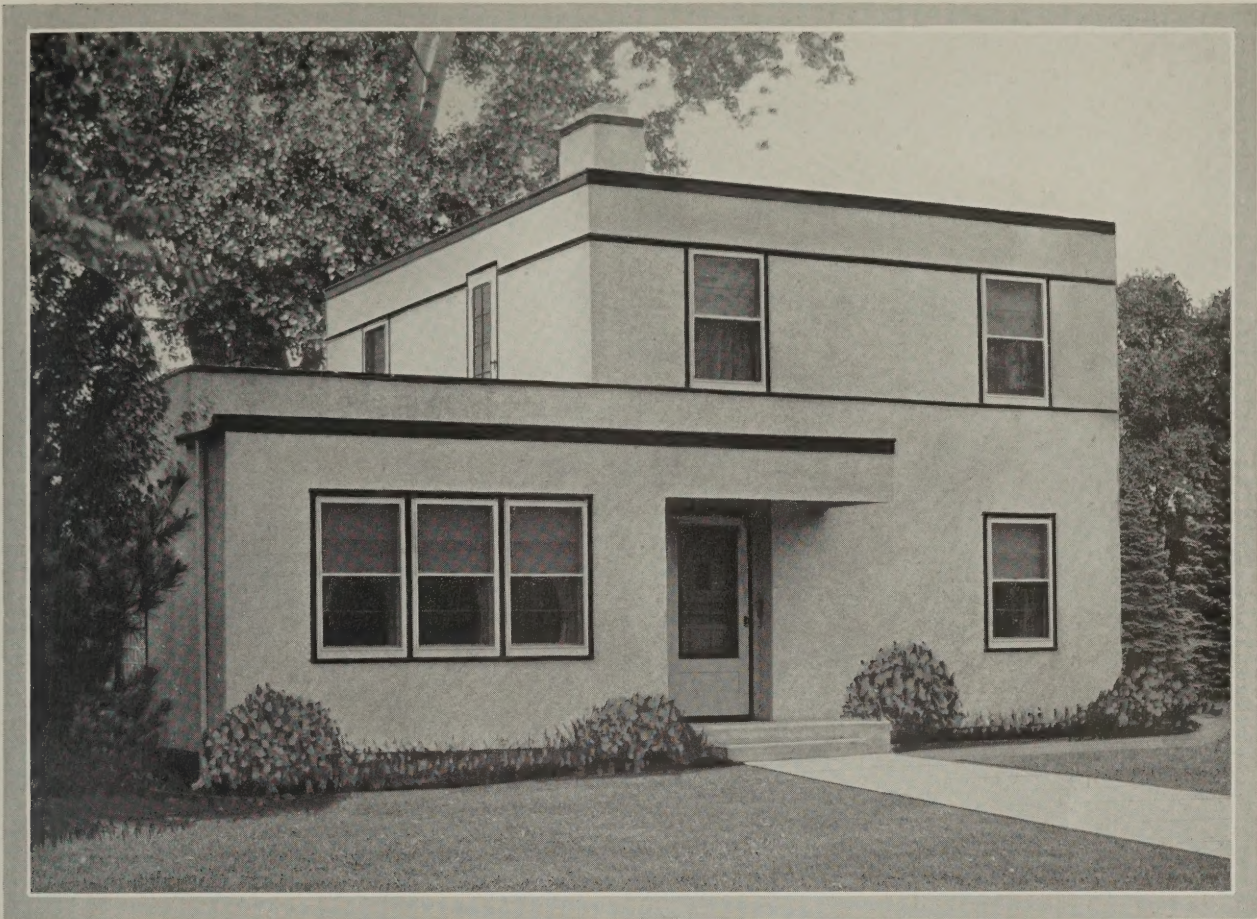
The central hall and stairway give the impression of spaciousness. The living room, with light and air from three sides, fireplace and book cabinet contribute to the hominess of the house. The corner china closets

in dining room are in character with this type of house.

The dining nook, off the kitchen and looking out upon the garden, and with an extra china closet within reach of the table makes meal serving easy when the family is alone. The owner's bedroom has three-way ventilation. Two other bedrooms and bath, with airing deck, complete this delightful little home.

[22,300 CUBIC FEET]





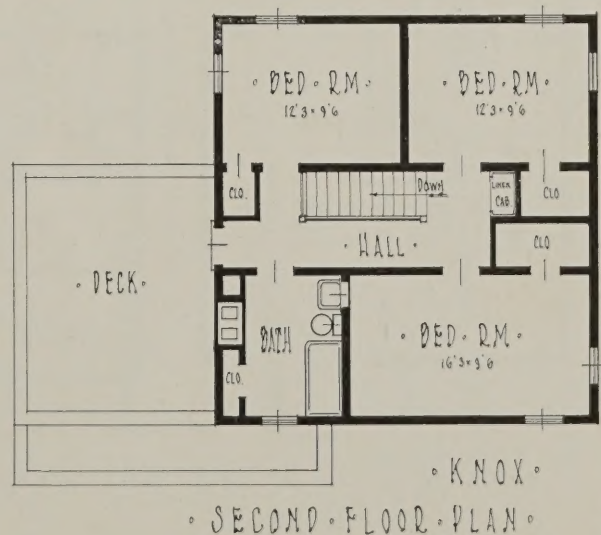
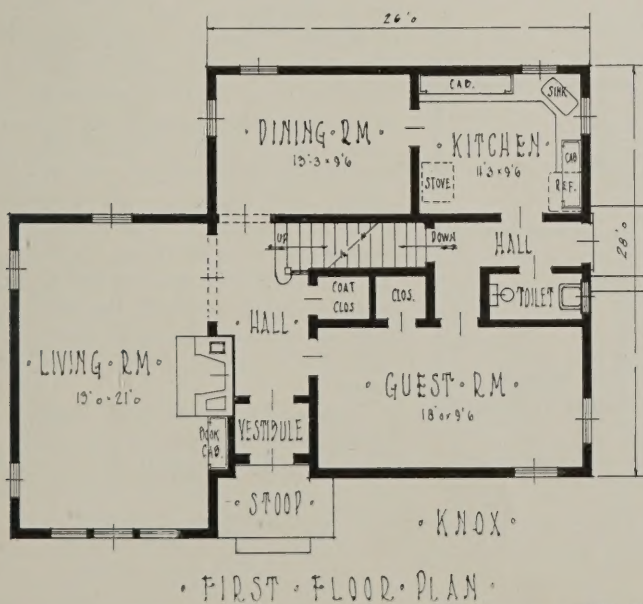
SEVEN ROOMS, 39 X 34 1/4 FT.

The KNOX

THIS modern design finds increasing acceptance in many residential districts. The spacious living room, reached through a wide arch from the hall, has windows on three sides. The dining room adjoins the living room in a manner that sets it apart. The guest room on the front may be used as a study or place of

retreat. A well arranged kitchen, with sink between windows, makes for convenience. Lavatory downstairs. Bedrooms on second floor have good closets. Linen closet is conveniently placed. The deck, entered from the upper hall makes for comfortable outside recreation. Outside treatment, stucco. Brown trim suggests itself to complete the pleasing picture this house will make.

[24,650 CUBIC FEET]





SIX ROOMS AND DINING NOOK, 29 X 26 FT.

The NORTHWOOD

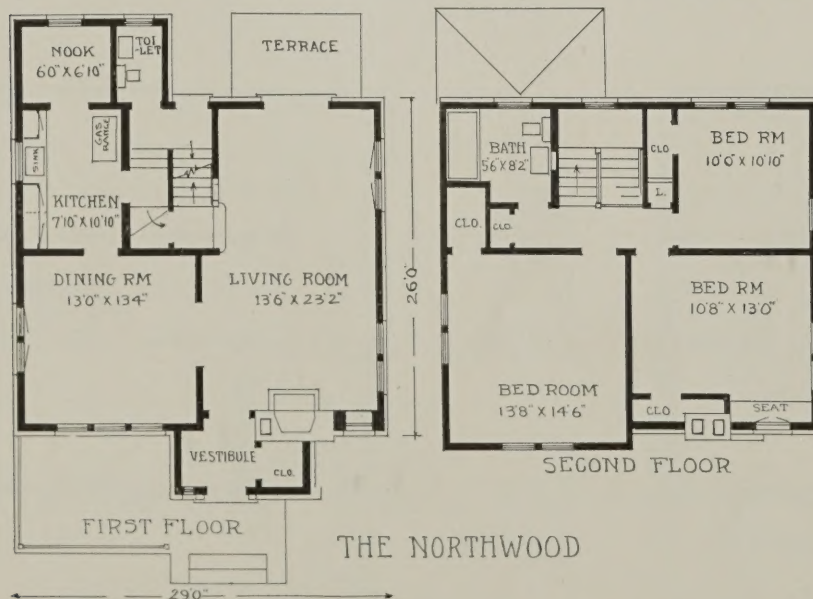
WHAT a truly homelike place this is in all its quiet dignity! How well proportioned and balanced! Through the reigns of the Tudor Kings of England and Queen Elizabeth this half timbered style of architecture was developed to perfection. In build-

ing your home on this plan, with enduring brick and strong sound timbers, you are building for future generations and still at moderate cost.

A beamed ceiling would be appropriate for the living room and the red brick fireplace will lend a cheery warmth to the room even when there is no fire.

Built in olden style this home has all the desired modern comforts and conveniences the housewife appreciates. She will like the unobtrusive stairway and the convenient arrangement upstairs where each bedroom has windows on two sides. The dining alcove will save her many steps. For the man who loves to tinker with his car or work in the garden the convenient rear lavatory will save tracking through the house.

The dining room and large living room afford plenty of space for entertaining guests.



[26,800 CUBIC FEET]



FIVE ROOMS AND ATTACHED GARAGE, 30 X 22 FT.

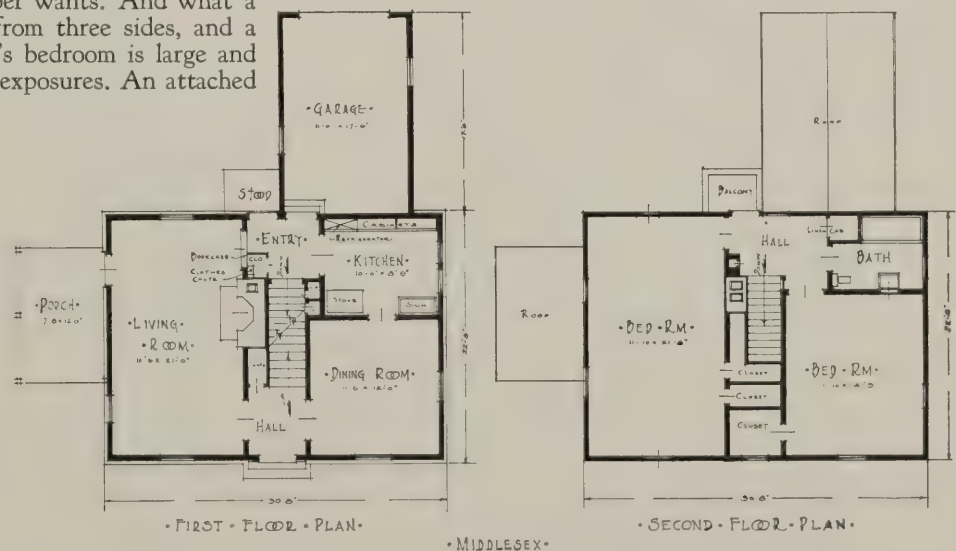
The MIDDLESEX

THOSE who admire Colonial architecture will like this design. It may be built of wood, stuccoed, or part or all brick.

The arrangement is compact, economical to build and easy to keep house in. Observe the generous closet space which every housekeeper wants. And what a living room!—light and air from three sides, and a fireplace for coziness. Owner's bedroom is large and airy, also with three outside exposures. An attached

garage, accessible without going outdoors. And a roomy screened porch for delightful summer days and evenings. Truly a happy haven for the ambitious business man or office worker.

[22,100 CUBIC FEET]





SEVEN ROOMS AND SUN PARLOR, 35 X 24 FT.



The PLYMOUTH

THE Colonial house will always remain as an architectural combination that never will be out of style. The secret of its charm is simplicity. The house seems always to express the character of the owner, people who dominate in hospitality and good cheer.

The construction of this type of home is such that every dollar spent expresses some useful purpose. The center hall, vestibule entrance, open stairway, give dignity to the entire house. The rear clothes closet could if desired be converted into a toilet room. Many variations of this layout are possible, but primarily they would be built around this plan. The sun parlor at the rear can be left off if it is desired to save a little expense.

The second floor has four large bed rooms, large closets and a stairway to attic. As an added feature we have a dust porch off one of the rear bedrooms. This house should always be built low on the ground, as shown in this illustration.

[26,800 CUBIC FEET]



SIX ROOMS AND BREAKFAST ROOM, 30 X 27¾ FT.

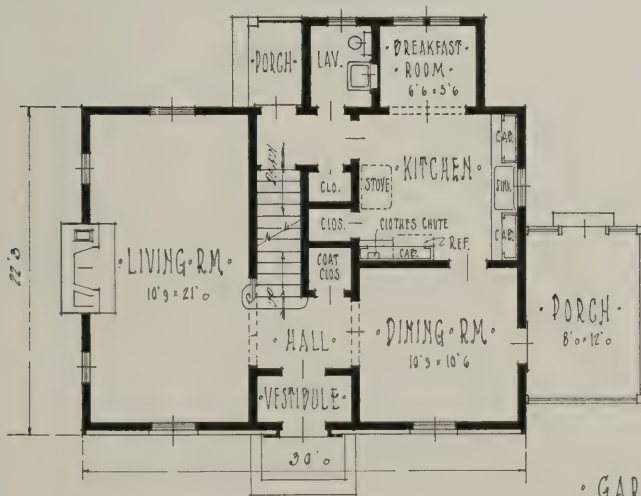
The GARFIELD

ALTHOUGH this house is small it has many excellent features which are characteristic of the modern home. Central hall and stairway; long living room with fireplace and three-way light and ventilation; porch off dining room and breakfast room off kitchen, lavatory entered from rear hall. The kitchen well equipped with cabinets, window over sink.

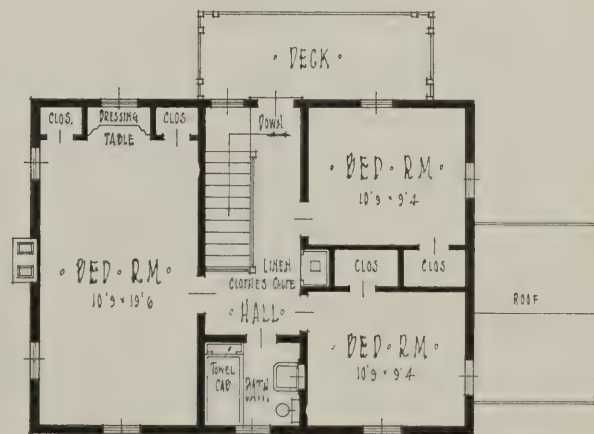
The upstairs plan will charm the housewife. The

master bedroom running whole depth of the house with its dressing table and two closets; two other bedrooms, with airing deck opened onto from hall. Towel cabinet in bath room and linen closet conveniently placed in hall. The exterior design, in stone and clapboards, gives the house a substantial appearance.

[[20,750 CUBIC FEET]]



• FIRST-FLOOR-PLAN •



• GARFIELD • SECOND-FLOOR-PLAN •



SIX ROOMS, SUN PARLOR AND NOOK, 30 X 25 FT.

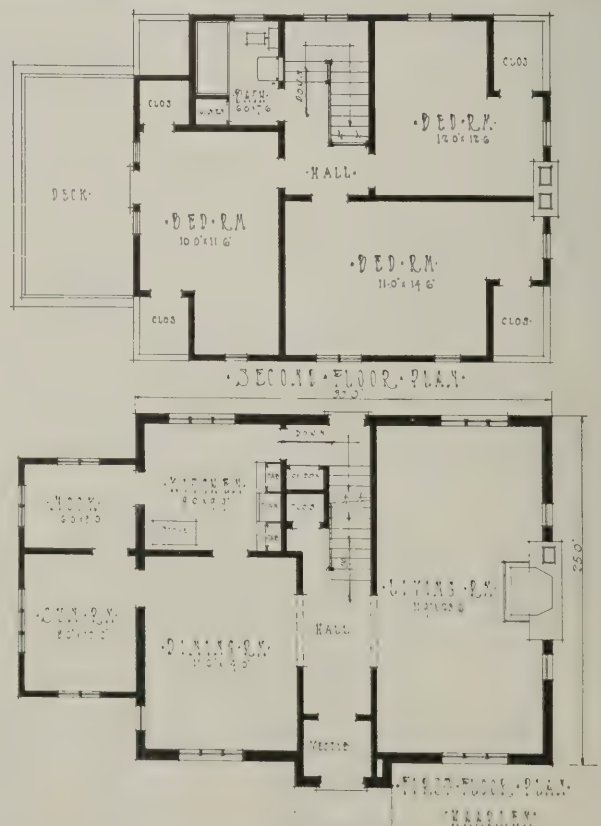
The HAARLEM

THE house shown here has that happy look of perfection, both as to balance and details of construction, that is seldom carried out to better effect. The brick quoins at the corners, stucco walls, brick entrance, combine to make perfect harmony. The second floor, with its low dormer at the front, graceful steel sash, shuttered windows and white shingled exterior completes the picture.

Variegated colors on the shingles do not particularly add to the design,—these can just as well be in one tone.

The interior rooms have a pleasing arrangement. The sun room can be all in one, or divided as shown. The stairway, with windows at the landing make a pleasing effect in the hall. The second floor has three bed rooms, well lighted. The hall is small, but has doors to every room. With the proper setting and shrubbery planting such a house will be a lasting satisfaction to the owner.

[[25,300 CUBIC FEET]]





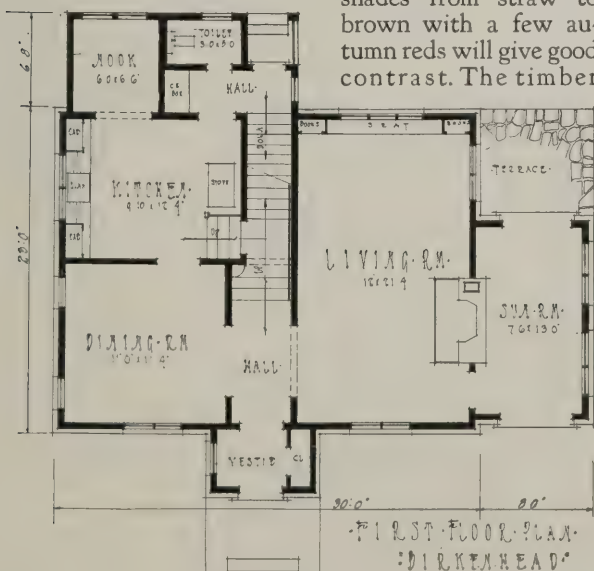
SIX ROOMS, SUN ROOM AND BREAKFAST NOOK, 30 X 23 FT.

The BIRKENHEAD

THE advantage of turning the wide side to the front is clearly shown here. The house is really not large, but with this front, it appears larger. The timbered second story, built out flush with the brickwork is very effective. The roof exposure is too prominent for treatment in solid green or red. Mixed shades from straw to brown with a few autumn reds will give good contrast. The timber

work should be brown, the stucco cream and the brickwork brown.

The interior has some very desirable features,—a combination stairway and a first floor toilet. Each of the three bed rooms has cross ventilation. The hall has a stairway with access to the attic. The home should meet the approval of anyone who desires an exterior and interior, well designed, at a modest cost.



[24,600 CUBIC FEET]



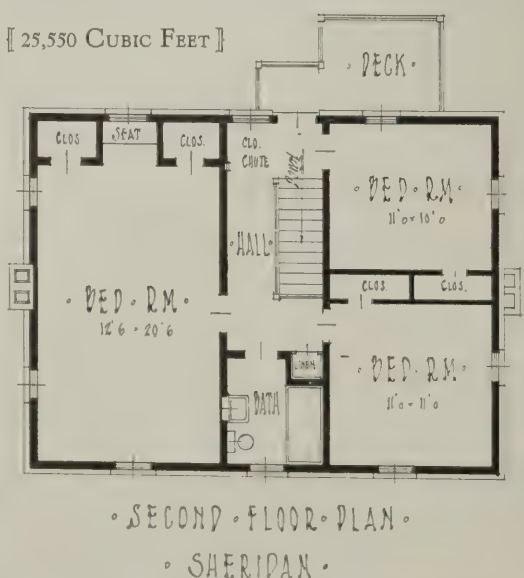
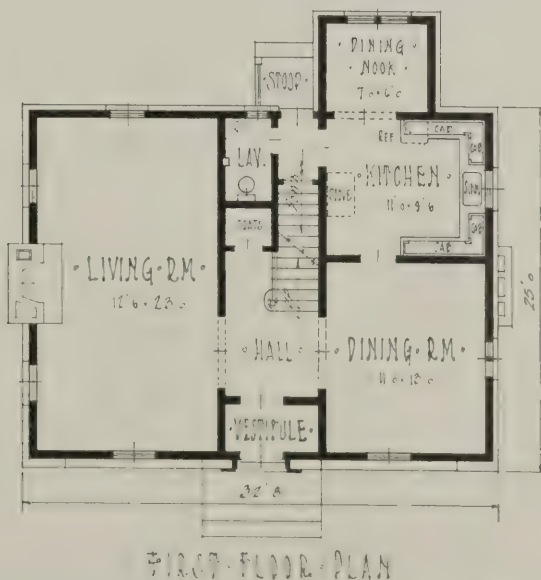
SIX ROOMS AND DINING NOOK, 32½ X 31 FT.

The SHERIDAN

SOME of the country's most beautiful homes are veneered with common brick, painted white. In time, as the white paint is weathered and the color of the brick shows through in spots, an impression of honorable age is given off. The slightly recessed front windows present a most pleasing effect. The living room with open fireplace and windows on three sides,

lets in an abundance of light and air, with ample space for furniture. Dining room is on the opposite side of hall. Dining nook is off the kitchen. Lavatory opens from the rear hall. These are desirable results of skillful planning. Upstairs are well arranged bedrooms, good sized bath room, airing deck and ample closet space. All combine to make an ideal home for the small family.

[25,550 CUBIC FEET]



FIVE ROOMS, 30½ X 20 FT.

The DARTMOUTH

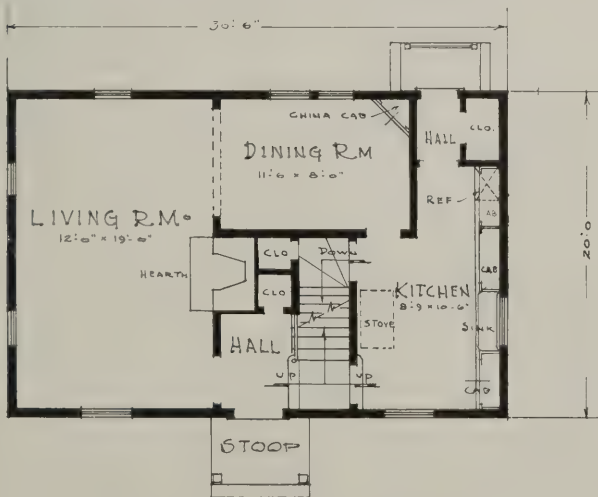
AN inexpensive Colonial house with some features rarely found in small homes. The rooms are unusually spacious. The main living room and the two large bedrooms have three-way ventilation.

The kitchen is at the front of the house with access to stairway without going through another room. It

is a very compact house, leaving nothing to be desired in roomy closets. The fireplace in the living room adds special charm to this attractive home.

Planting of shrubbery and vines with a well kept lawn, wide siding, or, if preferred shingled walls, shutters and roof of colors to suit taste—and you have a home to take pride and satisfaction in for a lifetime.

[16,800 CUBIC FEET]



FIRST FLOOR PLAN



SECOND FLOOR PLAN

"DARTMOUTH"

SIX ROOMS AND BREAKFAST NOOK, 28 X 25 FT.

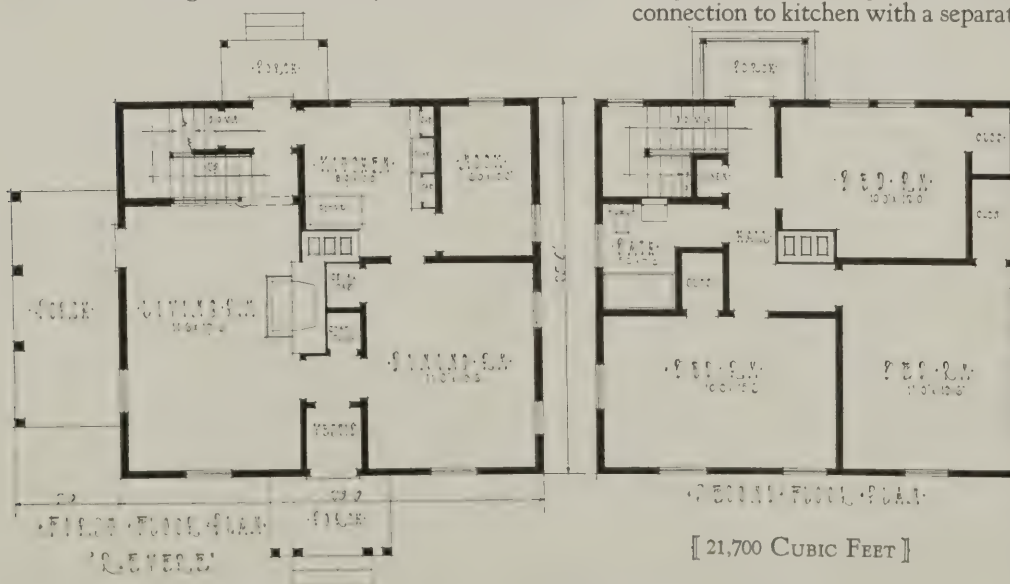
The REVERE

HERE we have a little gem, just small enough to be built with reasonable cost, and large enough to keep the interior divided in well proportioned and ample rooms. Study the exterior, the simple regular lines, the modest entrance, beautiful windows and most of all, a large central chimney. We often do not

realize how a chimney can "make or break" a house. At the peak of the roof it belongs, but many times it is not possible to put it there.

The interior speaks for itself. The living and dining room at the front, connected by a short passage is very unique. The inside fireplace with chimney giving direct connection to kitchen with a separate flue is very good.

The nook is welcome in any home and the open stairway with direct connection to basement, rear yard and kitchen is a salient feature. The second floor has three large bed rooms. Keep such a house white, straw colored roof, light brown shingles and well planted shrubbery; it will be a gem in any community.





SIX ROOMS AND SUN ROOM, 32 X 25 FT.

The NORWICH

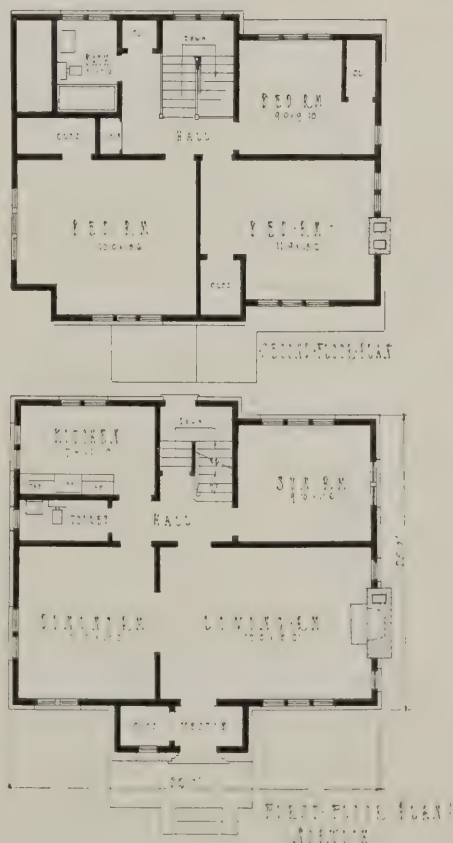
BALANCE, proportion and pleasing design characterize this English type brick veneer house. It is of a design very popular in the newer sections, and will be in good taste for many years to come. Picture it if you can in its natural colors and setting, with the dark red brick, brown trim and gable with a roof of variegated colors.

And what a practical and distinctive floor plan we have—a living room 13'x18' in size with its characteristic English fireplace. There is a fine large coat closet off the vestibule and a toilet on the first floor. We have labelled the extra room on the first floor a sun room, but this may be a library, a music room, a den or a bed room, as best suits your needs. The hallway is convenient to all rooms.

The second floor has two very large bedrooms, and one smaller. A large storage closet is planned which may be lined with cedar and a linen closet is also included.

Here is a design to which a great deal of thought and study has been given and we can highly recommend it.

[27,400 CUBIC FEET]





SIX ROOMS AND BREAKFAST NOOK, 32 X 26½ FT.

The CROMWELL

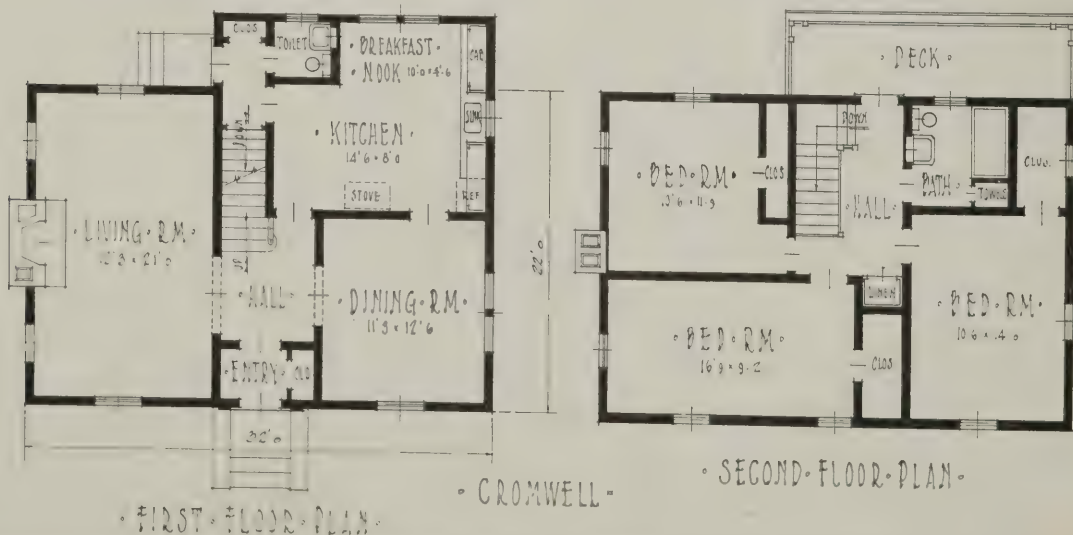
THIS American Colonial home has a pleasing exterior combination of stucco and siding. The central hall looks on the left through an archway into a commodious, well lighted living room, and on the right through an archway into a dining room of comfortable size.

The large breakfast nook is placed conveniently so that many steps will be saved in serving meals. There is a short-cut from kitchen to front hall, and a lavatory

off the rear hall. The owner's bedroom on second floor is of adequate size and each room has a large closet. The airing deck in the rear is an excellent feature. The bath room has a towel closet and the linen closet is well placed and of good size.

Special study has been given, in planning this house, to provide maximum conveniences for moderate cost.

[22,500 CUBIC FEET]





SEVEN ROOMS AND DINING NOOK, 32 X 30 FT.

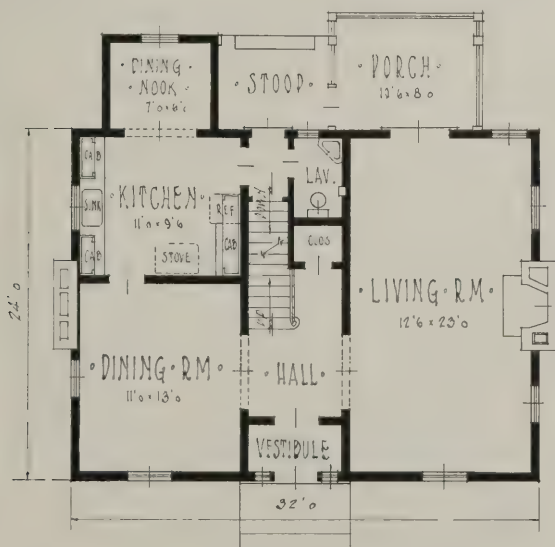
The RIDGEWOOD

SURPRISES are due for the visitor who enters this American Colonial home for the first time. Upstairs, four bedrooms and bath are well arranged.

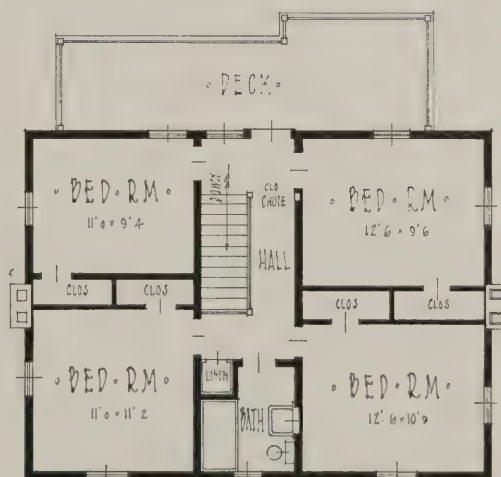
The downstairs is designed for convenient house-keeping and comfort. Kitchen has ample cupboards.

Working space is planned to save steps. Lavatory serves family on ordinary occasions. Dining nook serves family on ordinary occasions. Porch makes a desirable living room in summer. Can be built at reasonable cost.

[24,000 CUBIC FEET]



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

• RIDGEWOOD •

The CHARLESTOWN

housekeeper and has saved her many steps daily. The outside chimney adds a touch of color, and economizes room inside. With suitable planting this will be a home that will elicit admiring glances from passers by, and high praise from friends who are entertained within its four blessed walls. [22,400 CUBIC FEET]



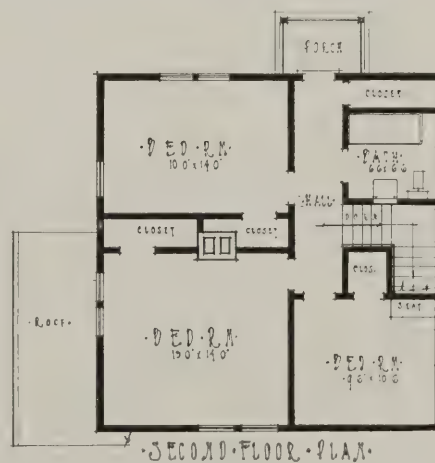
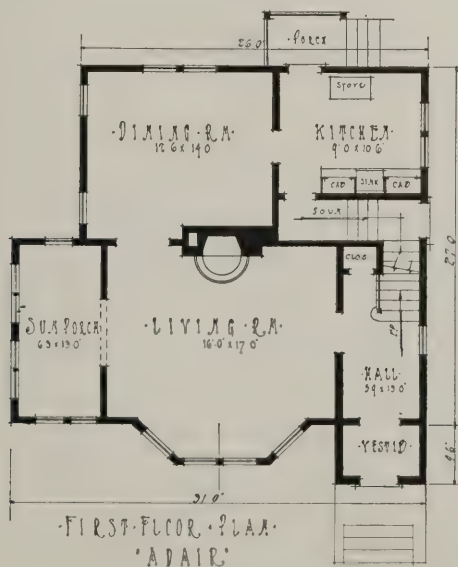


SIX ROOMS AND SUN PORCH, 31 X 27 FT.

The ADAIR

THE modern bold lines of detail and roof and the absence of ornate features make a striking appearance that will always be in good taste. The exterior is very similar to the WOODSIDE; however the house is larger and different in layout. The vestibule and hall, the coat closet, open stair way and French door to

living room give a good entrance to the house. The living room is exceptionally well planned with its inside fireplace, large bay window and side porch. The kitchen has direct access to the basement and side grade entrance. The second floor has two large, well ventilated bed rooms and one smaller bed room.



[23,600 CUBIC FEET]



SIX ROOMS, 36 X 25 FT.

The CUDWORTH

A BRICK veneer English Colonial House with an excellent floor plan and no waste space. No frills or other expensive features, yet with every convenience imaginable and the exterior is one that will outlast many of the more "freakish" houses that are now being built everywhere; it is patterned after our early Colonial style and it is even now very popular indeed.

Be sure to finish the interior in the same treatment—Colonial. There is an opportunity—for the plans

call for a fireplace in keeping with the exterior, and a Colonial stairway in the center hall.

The outstanding features of the plan itself is the well lighted large living room, a convenient vestibule with closet, center hallway, lavatory on the first floor, an enclosed back porch heated if desired, outside entrance to basement, and an exceptionally large master's room with alcove and toilet. Note too the linen closet and cedar closet a few steps down on the landing between first and second floors. [29,700 CUBIC FEET]



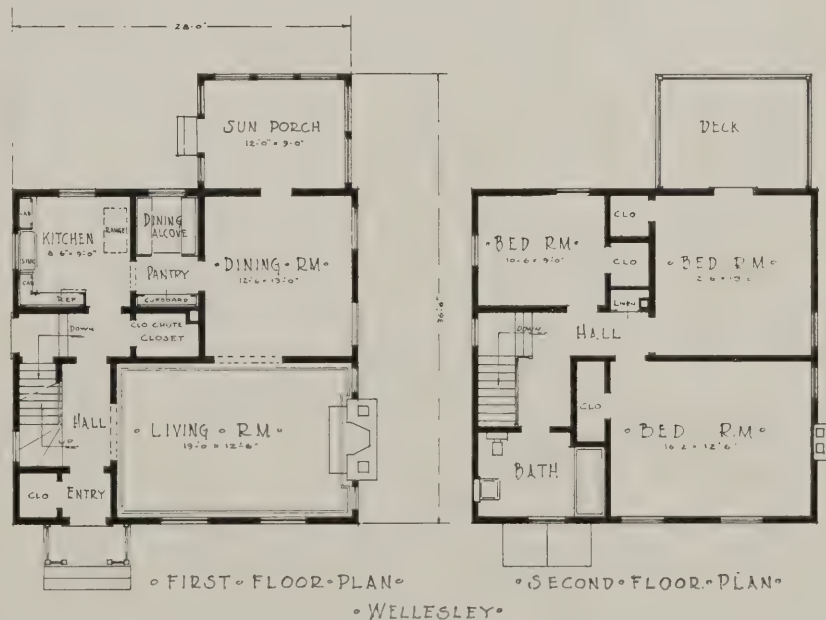


SIX ROOMS AND SUN PORCH, 28 X 28 FT.

The WELLESLEY

THE large living room with open fireplace, looks out upon the front lawn and street. A happy combination is the dining room, separated from the kitchen by pantry and dining alcove, with a sun porch, giving an alluring choice for serving meals according to the occasion and season. The deck over the sun porch may have an awning. Observe, too, the unusual size of closets. One might also have a recreation room in the basement. White or grey clapboards, green roof and shutters, with red chimney—what an attractive exterior! Especially with some peonies and other perennials, and shrubbery. An ideal home, is it not?

[[24,100 CUBIC FEET]]





SIX ROOMS, 30 X 22 FT.

The WEBSTER

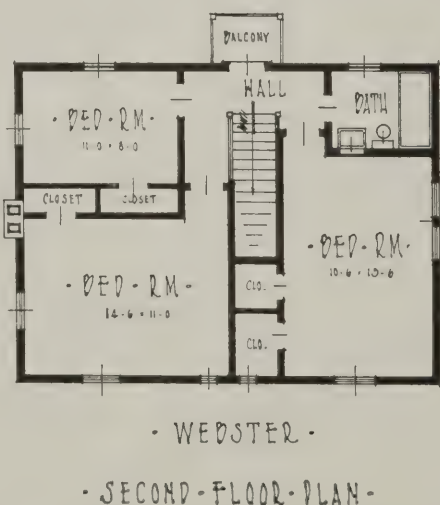
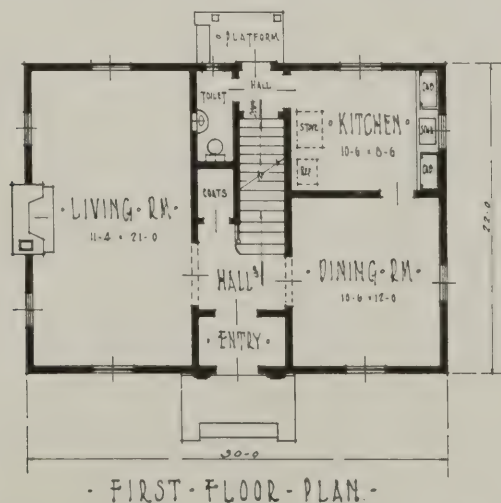
AN American Colonial home of special merit. While inexpensive to build it offers an unusual amount of comfort for a small investment.

The closets are large and plenty of them. The living room, with three exposures, invites sunshine as long as there is any. The entrance vestibule, hall and coat closet make a convenient unit. A good sized living room, 11'4" x 21', with fireplace; well lighted kitchen, with window over sink; the downstairs

toilet and lavatory, the roomy bedrooms—these are features which will charm the home-builder who wants as many conveniences as possible for minimum outlay.

The outside of the home with its chimney of colorful brick, its shutters—shall we say painted green—and its brick veneered foundation all contribute to the good taste and "personality" of this home.

[18,450 CUBIC FEET]





SIX ROOMS AND DINING NOOK, 28 X 31½ FT.

The BANCROFT

RED cedar shingles, painted white is the architect's conception of this attractive American Colonial house, but clapboards may be used if preferred.

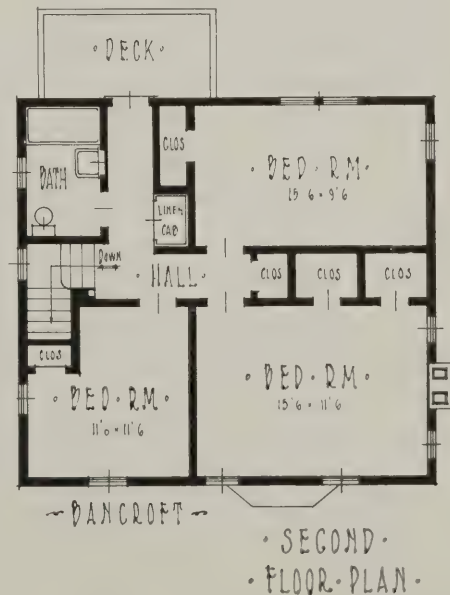
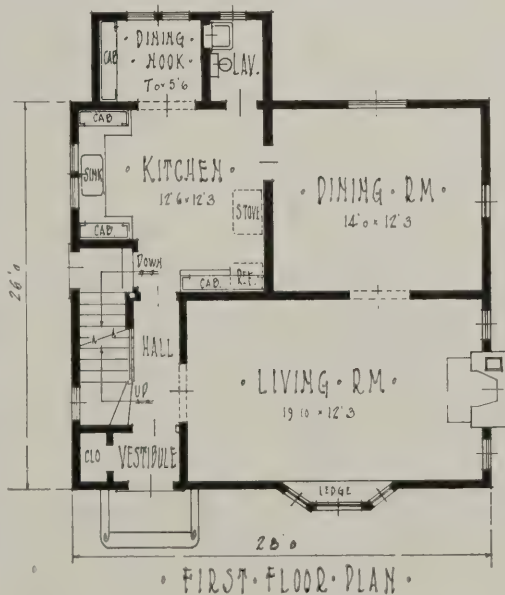
The large living room across the front of the house, with artistic bay window, and iron rail at entrance, offer refreshing novelty. The red brick chimney on the outside adds a note of harmony. Green shutters and roof are suggested.

The dining room is unusually roomy and the dining nook where the informal family meals will be mostly served has a cabinet in reach of the table. A passage way from kitchen to front hall helps make this an ideal house in which to work. The downstairs lavatory, out of the way, is a convenience which will be appreciated.

The three bedrooms on second floor are of ample size with roomy closets. The airing deck at rear is a feature which is popular with homebuilders.

Because of its square shape and compact arrangement this is an economical home to build.

[23,100 CUBIC FEET]



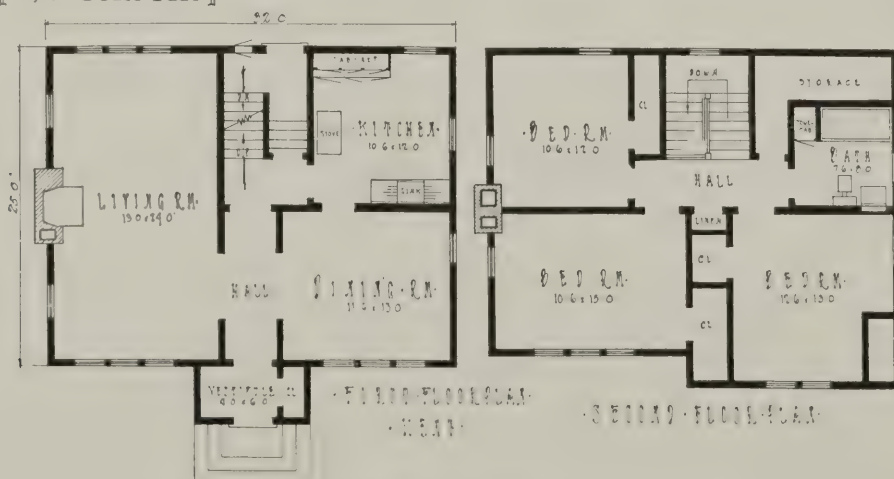


SIX ROOMS 32 X 25 FT.

The KENT

THE quaint old English characteristics of construction are plainly visible in this design; the sloping roof lines and peaks are very apparent, and the half timbered effect under the gable are reminiscent of the Elizabethan period. The house is not large, being 32' wide by 25' deep, over all, and should be quite reasonably built. The cost will depend largely on whether expensive materials are used; but if simple materials are chosen it will make an excellent home at not too great a cost. [26,300 CUBIC FEET]

The interior plan resembles somewhat the colonial design for it has the central hall way, with the living room opening off to the left, the dining room to the right, and the enclosed stairway to the back. The living room is large being 13' x 24' in size, which affords plenty of room for furniture and for entertainment. A breakfast nook could be added to the rear with access from kitchen. The second floor shows three large bedrooms well provided with windows and closets.





SEVEN ROOMS AND SUN PARLOR,
27X28 FT.

the
WOODSTOCK
CUBIC FEET]

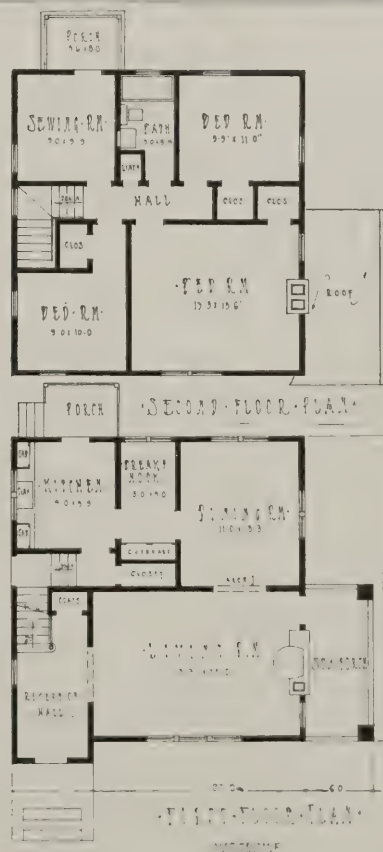
The WOODSIDE

THIS is a very popular type of home, a fine example of the low sweeping gables as applied to a two story house. The entrance is balanced by a sun room at the opposite side, the windows in between giving a pleasing effect. The shingled exterior is the best material to use where frame walls are desired, otherwise brick veneer should be used.

We have an interior arrangement that will meet with the approval of every family. The reception hall can be divided at the front door to give a vestibule if desired, without being detrimental to the size of the hall. The breakfast room is located between the kitchen and dining room; it has ample space for furniture and in addition a built-in china cabinet. The second floor has three bedrooms, well ventilated and a large bathroom. If attic stairs are wanted they would have to enter from bed room at front.

The Woodstock has the same floor plan, but a different elevation.

[24,400 CUBIC FEET]





SIX ROOMS, STORAGE ROOM AND GARAGE, 36 X 26 FT.

The BURROUGHS

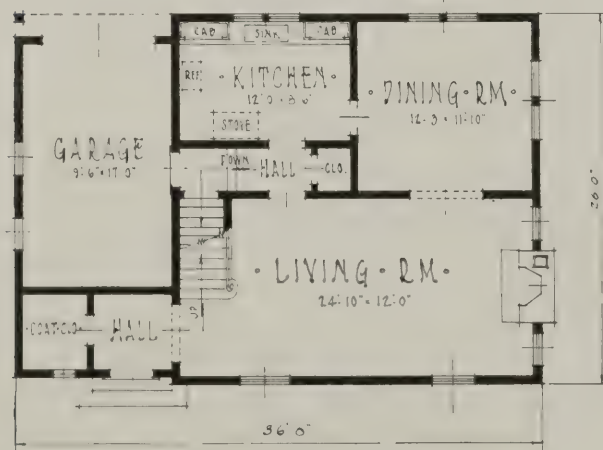
SEVERAL features in this Colonial home make it out of the ordinary.

The long living room across the front, 24'10" x 12', has a fireplace at one end and attractive stairway rising from it at the other. There is direct entrance from the kitchen to the front entrance. The built-in garage behind the entrance hall and the large coat closet can be entered without going outdoors. The

storeroom is on the second floor above the garage. The high attic offers air space which makes for cool sleeping rooms in summer and warm ones in winter.

The living room looks out upon the lawn and street; it has ample wall space for the placing of furniture.

The outside walls may be shingled or have wide clapboards. The blinds, paneled green will give a touch of color to this lovable home. [31,600 CUBIC FEET]



FIRST FLOOR PLAN



BURROUGHS
SECOND FLOOR PLAN

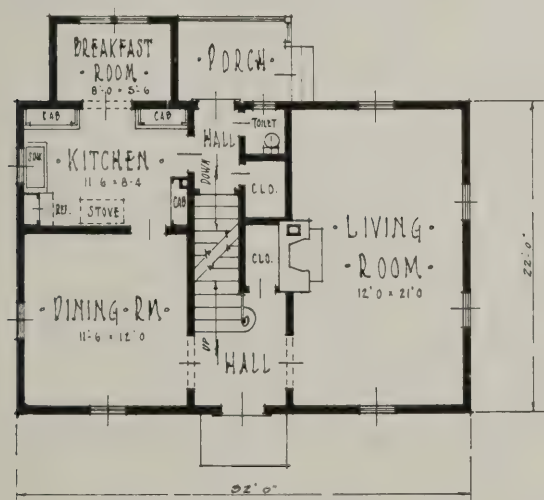


SIX ROOMS AND BREAKFAST ROOM, 32 X 27½ FT.

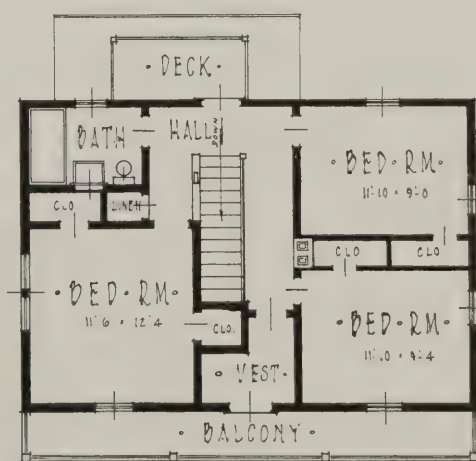
The HOLLYWOOD

THIS Spanish Colonial will appeal to many. The balcony across the front gives it a distinguished appearance. The interior is well planned and liveable. The living room, with windows on three sides, fireplace, and wall space for furniture and books is most attractive. A toilet and two closets on first floor are seldom found in this size house.

A central hall separates living room from dining room. Breakfast room off kitchen looks onto the garden. Upstairs are three good bedrooms. Hall extends through house. Cross ventilation offers restful quarters for those who retire early. The deck is convenient for airing purposes, or a quiet before bedtime smoke in summer weather. [19,400 CUBIC FEET]



FIRST FLOOR PLAN - HOLLYWOOD



SECOND FLOOR PLAN - HOLLYWOOD



SIX ROOMS AND BREAKFAST NOOK, 35 X 25 FT.

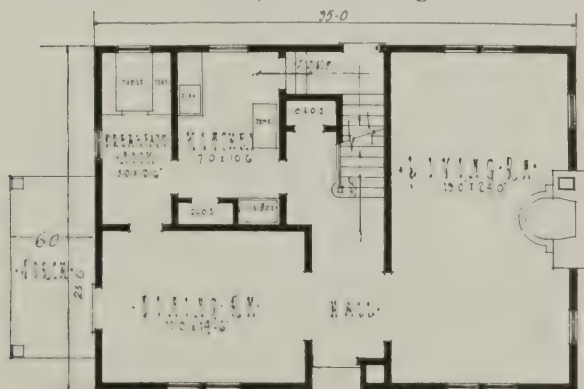
The KENILWORTH

IF we could only show you this attractive Colonial semi-bungalow with its appropriate colorings situated as it is alongside homes of various designs, you would also enthuse over it. Wide siding painted white and shutters of a rich green shade make a rich harmony of color that is exquisite.

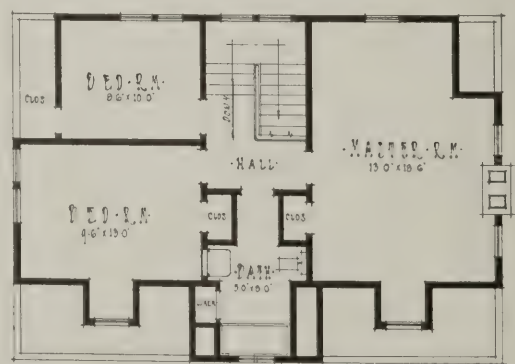
Seldom do we find a combination of exterior beauty and an ideal floor layout that can give us more than

this plan offers. The colonial roof and dormers, the modest entrance, the private side porch, give a distinction to this house that is dignified. Such a house will live through every style that may come; it has its own character that will always stand comparison with the newer homes built later in the vicinity.

And every convenience has been included; it is a real gem both in exterior design and interior layout.



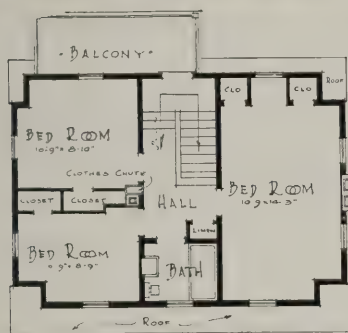
FIRST FLOOR PLAN
KENILWORTH



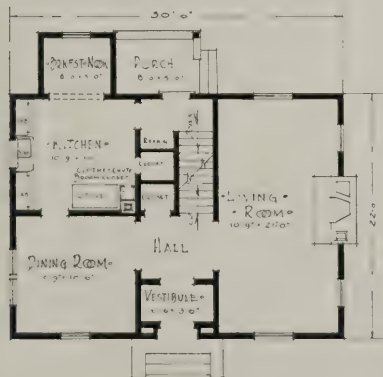
SECOND FLOOR PLAN

[25,400 CUBIC FEET]

SIX ROOMS AND BREAKFAST NOOK, 30 X 22 FT.



• SECOND FLOOR PLAN •



• FIRST FLOOR PLAN •
• VANDERBILT •

The VANDERBILT

THE Dutch Colonial style fits any urban location, and usually offers a pleasing contrast with neighboring homes. Notice that the living room has three exposures, and, of course, the fireplace, which adds so much to family enjoyment. Breakfast nook and rear porch do not intrude on space in this compact, economical-to-build home, and make possible a useful balcony on second floor. Liberal closet space is a feature of this house,—something too often overlooked in small homes. Note the special arrangement in main bedroom which allows of a window in rear, between closets, giving three way ventilation in this room.

The exterior may be of shingles or siding, and shingles may be stained white, or grey with white trim, shutters being stained or painted in harmony. Or, a green roof and shutters, against white walls will compose a perfect picture of the true Dutch Colonial architecture. The exterior chimney, which may be vine-covered, adds to the appearance and economizes on interior space.

This design is commended as one which will suit the bank account of the builder who wants good style and enduring design at minimum outlay. [19,900 CUBIC FEET]

SIX ROOMS AND GARAGE, 33 X 28 FT.

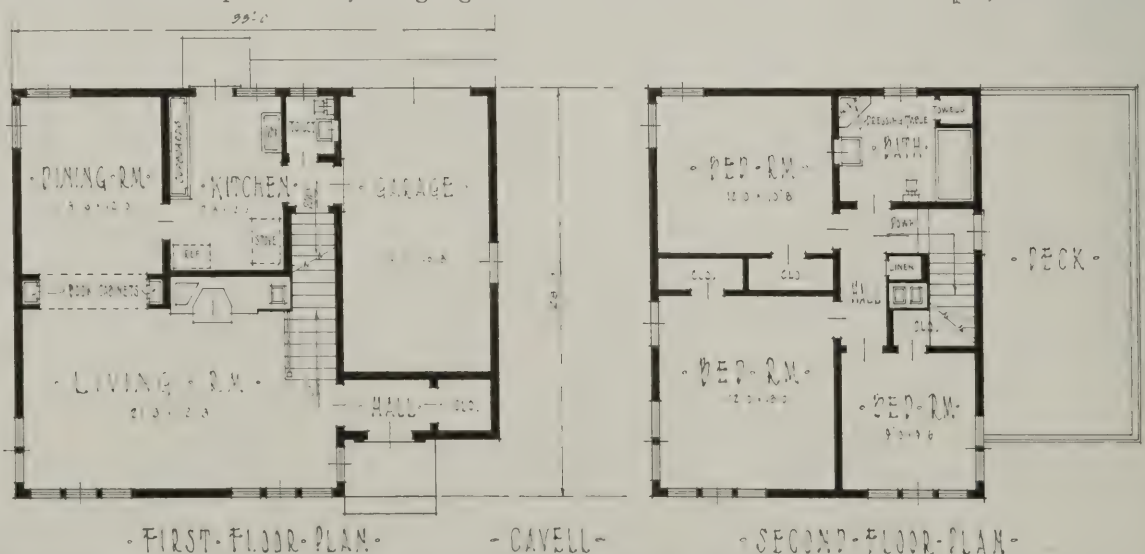
The CAVELL

AN ATTRACTIVE modern house. Built-in garage is unseen from front. It has many unusual features. Large living room across the front with stairway and open fireplace impresses the visitor with its charm. Book cabinets between dining room and living room do not interfere with the long vista from front to rear of house. The kitchen is planned to save footwork and it is but a step to lavatory and garage. The

upstairs rooms are of good size, with ample closet room. Built-in dressing table in bath room. Large deck over garage offers a place for airing bedding, and also for enjoying a bit of outdoors in warm summer evenings.

The exterior of stucco is marked off in panels which relieve the bare walls. This is a home, distinctive in appearance, in which family comfort may be enjoyed to the full.

[19,200 CUBIC FEET]





SIX ROOMS AND BREAKFAST ROOM, 30 X 27½ FT.

The KENWOOD

THE architect recommends red cedar shingles for the exterior walls of this American Colonial although wide clapboards are in keeping with general design.

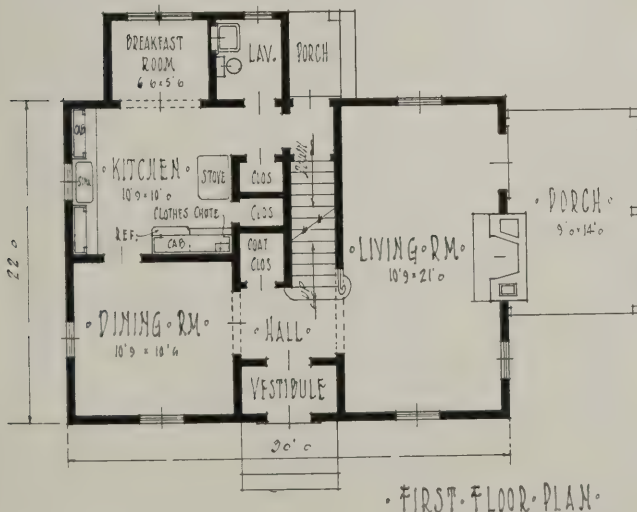
Because of simplicity this is not expensive to build. It has features found in higher cost structures.

The long living room with open fireplace; the porch opening out from living room, set well back from street for privacy; the exterior chimney which adds to the appearance of the house while saving inside space; the

central hall with ample coat closet; the breakfast nook; the downstairs lavatory; the rear porch—these features "add up" to a highly desirable home, with plenty of lesser conveniences for good measure.

Upstairs, the architect has served the family well. This floor is arranged for convenience and comfort—and cross ventilation. A gem of a home.

[20,850 CUBIC FEET]





SEVEN ROOMS AND RECEPTION HALL, 28 X 26 FT.

The BARRINGTON

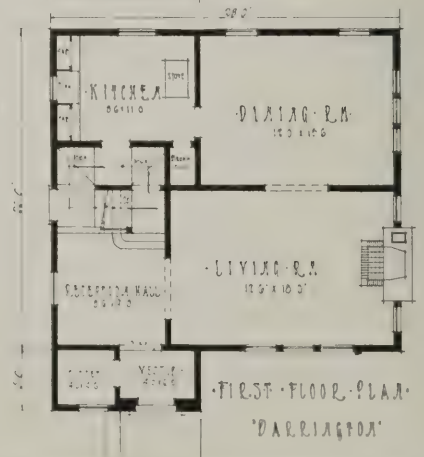
THE stucco and timbered house we have shown, with its sharp cut lines and well balanced front, is a good example of modern American house construction. Its lines and exterior appearance are adaptations from the early English characteristics; the half timber and stucco finishing and the gables are truly representative of an age long since passed. The gabled entrance, with chimney on opposite side makes a balance that is finished by the pleasing arrangement of the windows. This type of house should be placed low to the ground.

The entry into a spacious vestibule with large closet is desirable. The reception hall, because of sufficient space, may be furnished as an additional music room or den. The combination stairway is compact and convenient. The dining room is well lighted and large, readily adaptable to modern or antique furniture.

The second floor has three bed rooms, and a sewing room useful for many other purposes. Each room has cross ventilation and large closet space.

The exterior wood trim should be brown, sash white, with a mixed colored shingle on roof, generally of a brown color. If you have a desire for something of a permanent style and character in your home, we can thoroughly recommend this plan.

[22,800 CUBIC FEET]



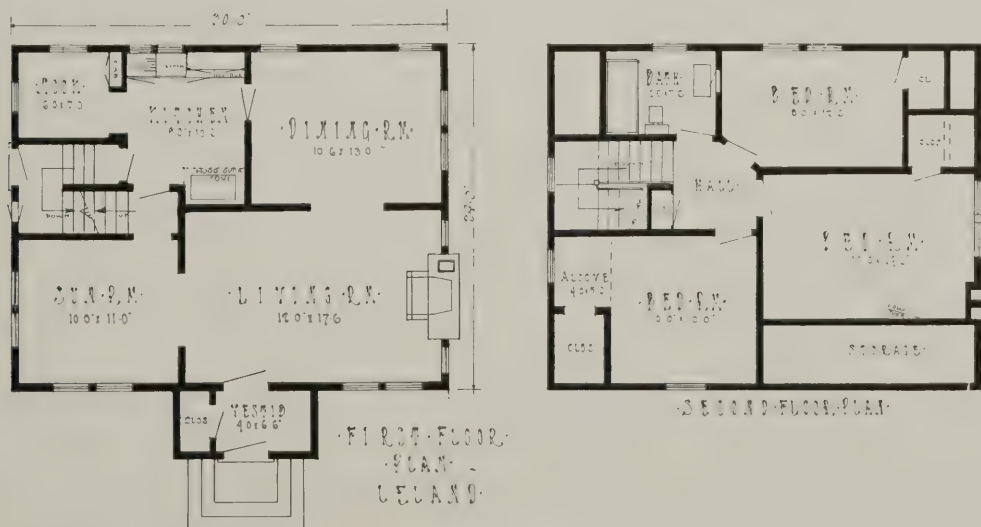


SIX ROOMS, NOOK AND SUN PARLOR, 30 X 24 FT.

The LELAND

FOR those who prefer the modest and retiring type of home this English semi-bungalow was designed. With three bedrooms upstairs and dining room, breakfast nook, large living room and sun room it accommodates nicely the family of average size. The stairs lead directly to the kitchen door to give privacy if a maid is kept.

Unlike the Rowland design, the sun parlor is under the main roof making the house more compact and easier to heat. The two windows in the breakfast nook make it a bright and cheery place to start the day, and the fireplace makes the living room cozy for an evening at home with friends. A house both attractive and comfortable to live in. [23,800 CUBIC FEET]





SEVEN ROOMS AND DINING NOOK, 28 X 28 FT.

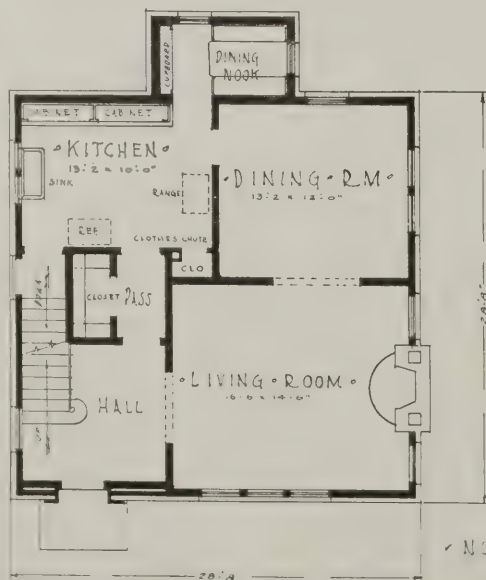
The NORMANDY

THE square house has much to commend by way of simplicity, compactness and economy of construction. Also for the saving of footsteps on the part of the housewife.

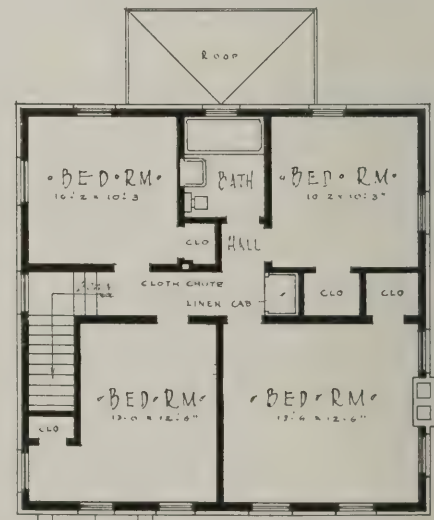
In this design we have a generously sized living room, where family life centers in leisure hours, and the open fireplace and hearth give a touch of comfort and hospitality in keeping with this homey house.

The kitchen, with dining nook apart from it, large cupboards, outside entry conveniently placed, together with an upstairs arrangement which makes for comfortable living for a numerous family,—all these features combine to make this an ideal home, especially

where there are children or frequent guests. Outside trimmings with colonial motif harmonize with the brick construction. [25,500 CUBIC FEET]



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SEVEN ROOMS AND BREAKFAST ROOM, 38-9 X 30 FT.

The MODERNE

HERE is an extremely well planned home in the modern style of architecture. Planned for convenience, and combining many noteworthy features, as the floor plans show.

Reception hall is extended by passage way to rear hall, with lavatory hidden under stairway. Large living room with fireplace, and three-way ventilation.

Adjoining dining room is a large breakfast room, with cabinet. Note the particularly convenient kitchen with U-shaped cabinet and counter arrangement to save steps. Maid's room out of the way, with bath. Two car garage in rear, reached from terrace.

Upstairs, with three bedrooms is equally appealing. Master's bedroom with lavatory. Observe, also, the

unusual amount of closet space. Truly a most attractive home.

[37,500 CUBIC FEET]





SIX ROOMS, 26 X 26 FT.



The BRIARGATE

THIS dignified house should appeal to the admirer of architecturally harmonious houses. A person building a home should give very serious consideration to its salability or resale value, in case of necessity. The Briargate conforms to present day styles or trends in exterior design and interior planning, and should be one that could be easily converted into cash, should the occasion require.

The vestibule opens into a large reception hall, from which the stairway leads to the second floor. Notice the quite unusual arrangement of these stairs. The living room has a fireplace, plenty of windows and wall space. The side porch is very desirable and serves a useful purpose. The dining room is compact; it has a doorway to living room, giving it a privacy often desirable.

The second floor has large bed rooms, well lighted and ventilated.

The family living in this well designed house will find considerable pride in its ownership.

[20,000 CUBIC FEET]



SIX ROOMS, 24 X 24 FT.

The VAN DYKE

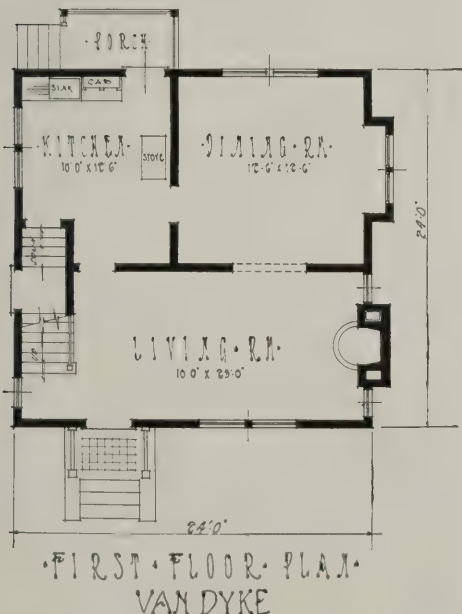
SELDOM do you find a small home of the Dutch Colonial design that does not seem top heavy or out of harmony with the true lines for this type of house; but this one is really well proportioned for a

house of a dimension of twenty-four by twenty-four feet. Though the blue prints call for frame construction, it could be built of brick veneer for the first story. The charm of this type of house is its old and truly

characteristic design. For brick veneer use mortar joints and mingled colors. The side grade door makes an entrance to the basement from the yard, saving many steps through the house.

Interior decorations should be in Colonial wall papers, stained woodwork first floor and white enameled on second floor. Avoid all rough textures in plaster or ornamental plaster cornices. The fire place laid up with a smooth surface brick and a red tile hearth is in keeping

with the charm of this style of architecture. A hot air heating plant is quite adaptable to the square type of house. [17,300 CUBIC FEET]





SIX ROOMS, 32 X 26 FT.

The HAMILTON

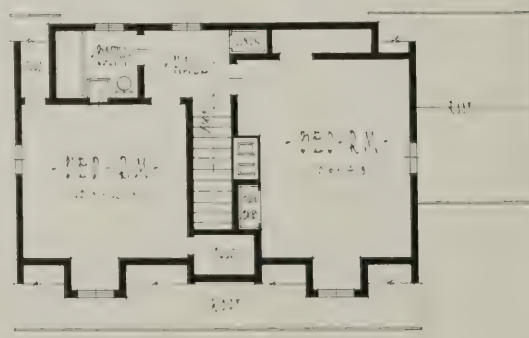
A POPULAR feature of this house is the large living room, 11'6" x 25', where most "living" space is usually required. This room opens onto a large porch, which looks out upon the garden, and also toward the front lawn and street. It is set back toward the rear, thus achieving greater privacy.

If the two bedrooms on the second floor are all that are needed the room at the left of central hall may be used for other purposes. For instance, the elders may

seek quiet there while giving over the living room for the entertainment of the young people's guests, or it may be used for a study room for students. The down-stairs lavatory is a convenience which will be much appreciated.

The exterior has an inviting, homey appearance. Weathered shingle treatment for the roof is suggested by the design. An economical home to build.

[24,100 CUBIC FEET]



HAMILTON -

SECOND-FLOOR-PLAN



SIX ROOMS AND SUN PARLOR, 26 X 26 FT.

The KIRKHAM

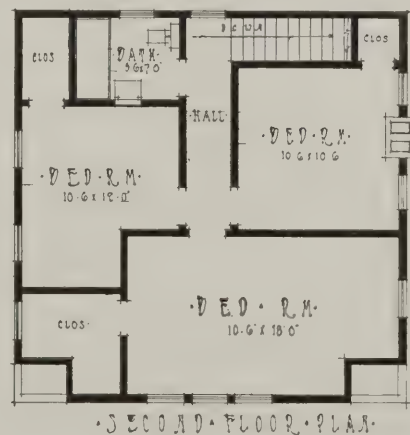
WHEN you drive by this house you will turn around and look again, for the low gable with sweep over sun room, the porch with high backed seats, the clean cut lines are so distinctive.

The unusual arrangement of living room and sun room gives a large commodious living quarters. The

stairway is so located it may be reached from the rear without going through the house. The corner fire-place opposite the entrance door makes a pleasing impression. The kitchen has plenty of light from two sides.

The bed rooms are large; the front one will do for twin beds. All are well lighted and ventilated.

[23,500 CUBIC FEET]

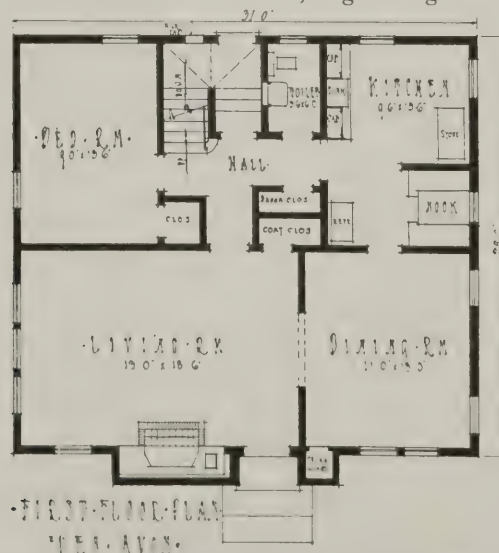




SIX ROOMS AND BREAKFAST NOOK, 31 x 28 FT.

The BEN AVON

YOU cannot help admiring the pleasing lines, good proportions, inviting appearance of the Ben Avon. The deep recessed entrance is attractive and, at the same time, gives weather protection. With gray shingles, light brown shutters, white sash, straw-colored shades and brown roof, the color scheme is perfect. Evergreens and shrubbery add to the exterior. The first floor has a bedroom and toilet, large livingroom



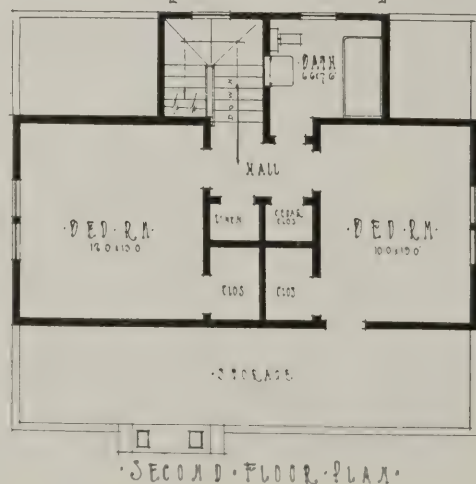
The BEN HOVA

SIX ROOMS AND BREAKFAST NOOK, 34 x 28 FT.

and a rear hall that gives access to all parts of the house. The second floor has two additional bedrooms, a bath room and storage space. [22,500 CUBIC FEET]

The "Ben Hova" is exactly the same design, except that the width is 34' instead of 31'; this makes the kitchen, dining room, living room and the three bedrooms just 18" wider. This plan is reversed.

[23,800 CUBIC FEET]



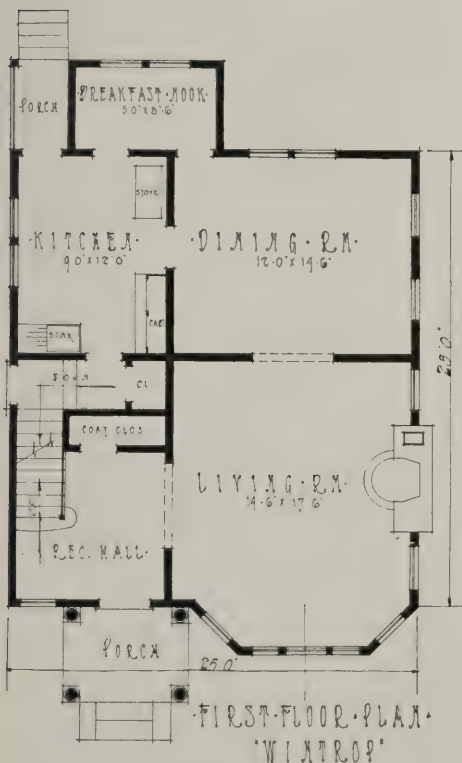


SIX ROOMS, RECEPTION HALL AND BREAKFAST NOOK, 25 X 28 FT.

The WINTHROP

THE semi-bungalow is always a popular favorite. It is compact, comfortable, home-like and economical to build and to heat. The Winthrop has a large, light living room with a cheerful fireplace. The dining room, kitchen, and breakfast nook are conveniently arranged and well lighted. The plumbing on both floors is in line, which means economy. The kitchen has a side door at grade, and a small rear porch.

The color scheme should be white trim with brown shingles and green roof—all modest colors. Evergreens and perennials well placed will make a very attractive home at a cost well within the means of the family with a very moderate income.



[21,700 CUBIC FEET]



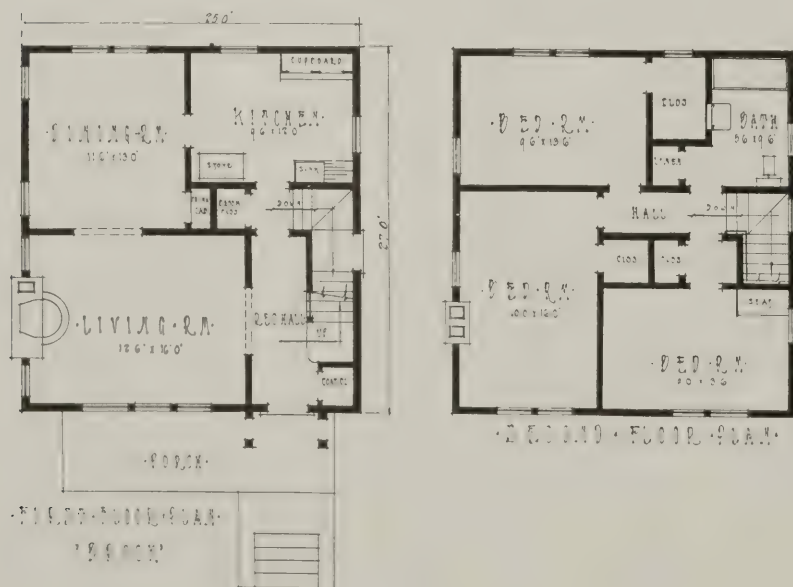
SIX ROOMS, 25 X 27 FT.

The BROCK

THIS Dutch Colonial is a fine example of what can be done with a small house of this type. The sim-

plicity of the entrance adds dignity to the exterior. The large concrete terrace at the front without a railing is again in favor of the design. This house, with its white paint and terraced lawn, will always look up to date; it is an economical type to build because of its simple, compact, rectangular plan.

The floor plan shows a reception hall, with access to the kitchen and basement. The large living room has a fireplace and arched opening to dining room. Wall space has been provided for furniture and pictures, and several arrangements are possible. The housewife will appreciate the china and broom closets. The second floor is unusual for this type of house. The large bed room is well adapted to modern twin bed furniture.



[21,250 CUBIC FEET]



SIX ROOMS AND GARAGE, 36 X 24 FT.

The ALCOTT

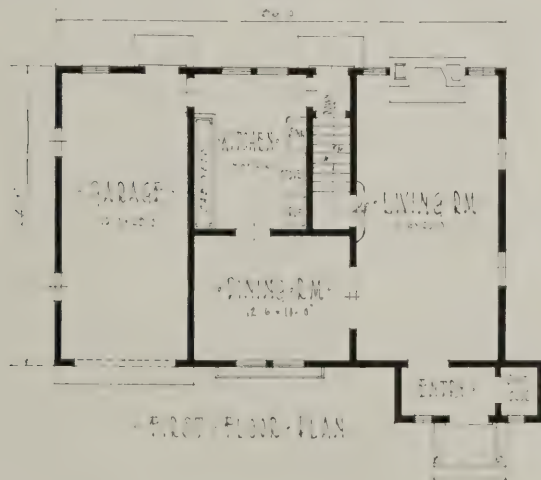
THERE are some novel features in this house which give it an individuality. The exterior walls are a combination of shingles and vertical batten siding. The garage, entered from the kitchen, is large enough for garden tools, lawn mower, etc., besides the car.

The long living room with cozy fireplace at end has ample wall space for the disposition of furniture and bookcases. There is an unusually large entry or vestibule, with coat closet. The stairway arising from

the living room is another novel feature. On the second floor the master's bedroom is unusually large, with three exposures, assuring good ventilation, and coolness in summer.

This house has the simplicity of design which makes for economy in building, and yet it will stand out in a block of homes as one of originality, attractive lines and good taste.

[25,900 CUBIC FEET]





FIVE ROOMS AND DINING ALCOVE, 28 X 22 FT.

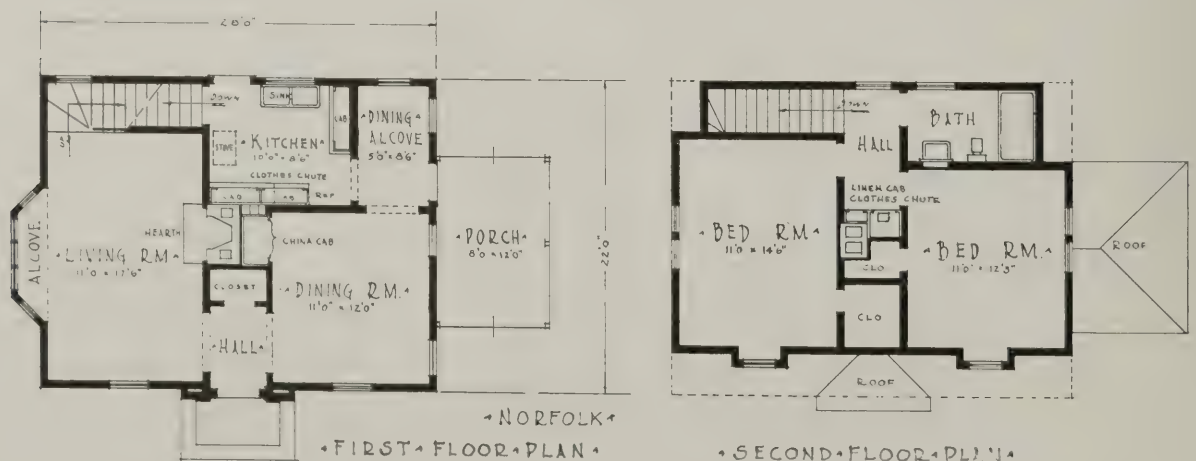
The NORFOLK

HERE is an adaptation of the famous Cape Cod Colonial, with many features usually found in larger houses.

The living room, where leisure time is spent is one of its numerous charming features. The beautifully designed bay window looks three ways, commanding a view of the garage or street, as well as of the shrub-

bery or flowers which will be planted across the driveway. And, of course, an open fireplace. Don't fail to notice the dining alcove, ideal for breakfasts, lunches and Sunday evening snacks. Skillfully planned, this house—a plan which is a step-saver for every day, for years to come. And, withal, a most charming little home in which its owner will take great pride.

[18,550 CUBIC FEET]



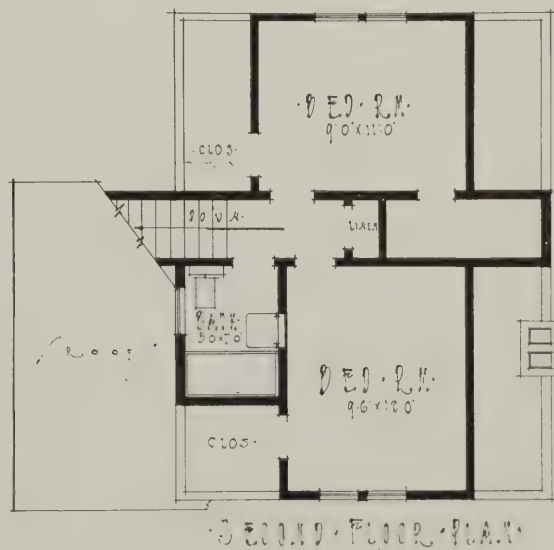


FIVE ROOMS, 28 X 26 FT.

The ELSBURY

THIS modest home is actually 20'x26'; the side entrance and porch make it very attractive. Note the unique entrance and stairway, with kitchen access to grade door and basement; note also the dining and living rooms with four windows each and French

doors between. The second floor has two bed rooms and a bath room. The exterior should never be painted anything but white, the blinds, sash trim and shingles may be brown. The flower box will add to the appearance. [15,900 CUBIC FEET]





FIVE ROOMS AND BREAKFAST ROOM, 40 X 26 FT.

The PRESCOTT



A STRIKINGLY beautiful New England bungalow for a wide, but not necessarily deep lot; or an excellent plan for a corner lot.

The bedrooms in the rear connected with hall separates the sleeping quarters from the living portion, an arrangement which has many advantages.

The breakfast room screens the side entrance from the street, giving privacy. The large closets, and plenty of them will be a delight to the housewife.

The extra large living room, with fireplace and bay window, adds greatly to the charm of this New England type home. The wide window stool in dining room forms a ledge for flowers.

There is a large attic the finishing off of which may be left to the future.

[29,500 CUBIC FEET]



FIVE ROOMS, 26 X 36 FT.

The JACKSON

A BRICK house looks substantial and is comfortable at all seasons. This brick bungalow on a lot as small as 40 feet will have good space around it.

An unusual feature is that of the placement of the bedrooms at the rear, and why not? They look out upon the garden, are apart from the living quarters, and occupants may not be disturbed by those who pursue their amusements to a late hour.

All the rooms except the kitchen have two-way ventilation and that room has an outside door as well as window. It also has ample cabinet space, is handy to every room in the house—surely an easy house to work in, and a comfortable one to live in.

[22,850 CUBIC FEET]





SIX ROOMS, 30 X 25 FT.

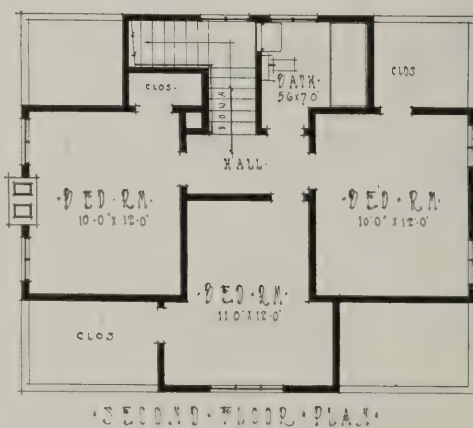
The DOWNINGTON

THIS charming house has that pleasing well designed appearance everyone admires but which is so seldom realized in small home planning. The central gable, with its dignified doorway are the features of this place. The side porch and chimney make an added attraction.

The plan calls for six rooms, well arranged with relation to each other. The living room is especially

large and has a fireplace, open stairway and French doors leading to side porch. The kitchen has a recessed nook for breakfast bench and table.

The second floor includes three bed rooms that have large closets, and storage space. The bath room has a recessed tub. Exterior treatment of silver gray shingles, brown roof and a terraced lawn make a pleasing color combination. [19,500 CUBIC FEET]



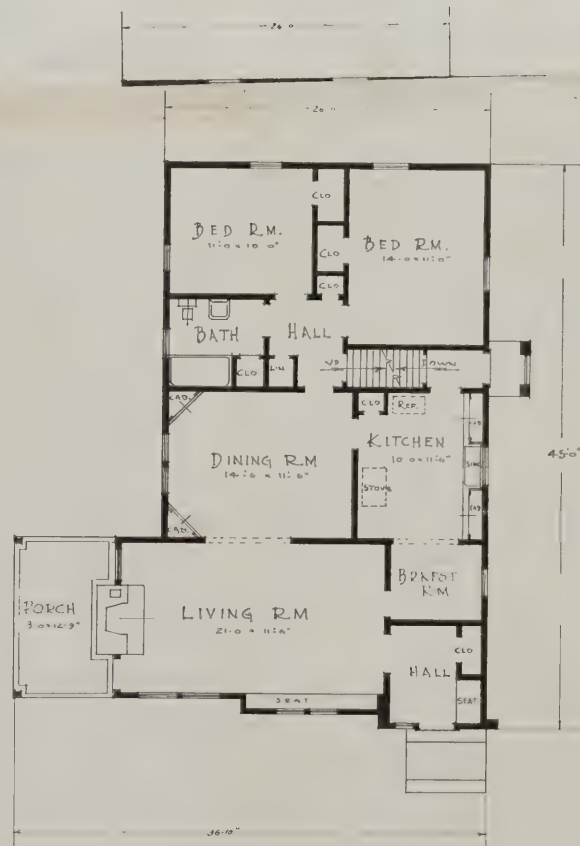


FIVE ROOMS AND BREAKFAST NOOK, 26 X 44 FT.

The NORTHAMPTON

THIS artistic design, with a bit of appropriate landscaping, will bring a touch of country life into the city block. It is an extraordinary plan which will bear close study. The English half-timber architecture is highly popular. The rooms are extra large. The breakfast nook and dining room both join onto the kitchen, and the sun porch conveniently adjoins the living room. Bedrooms and bath are located in the quiet end of the house, apart from living quarters. The spacious living room across the front, with its fireplace, is a feature that will excite the admiration of visitors, and be an everlasting joy to the owner. The many closets are a noteworthy feature. The large attic can be transformed, later, into more sleeping quarters. Exterior, stucco and half-timber, the latter to be stained. A home which will be a joy forever.

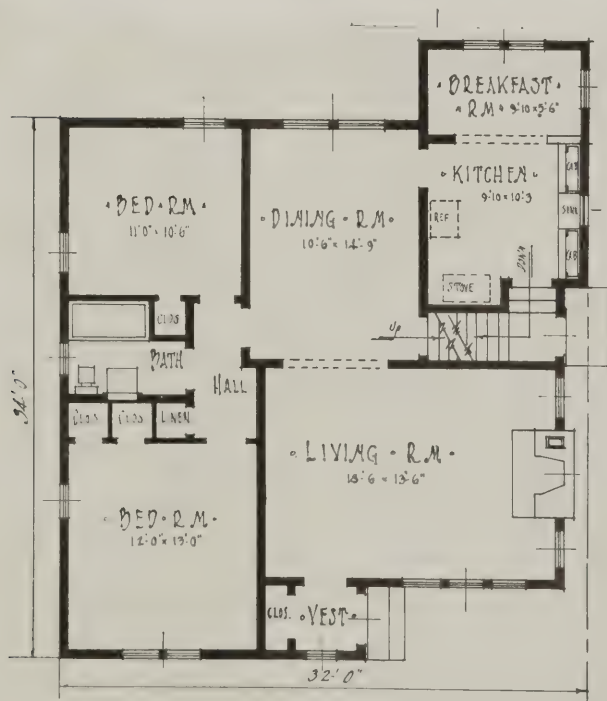
[28,400 CUBIC FEET]



FLOOR PLAN
NORTHAMPTON



FIVE ROOMS AND BREAKFAST ROOM, 32 X 34 FT.



FLOOR PLAN
BELMONT

The BELMONT

AN English stucco bungalow that is "different" and highly pleasing to the eye. The picturesque exterior is especially attractive, betokening an equally satisfying interior.

The rooms are large and well arranged. The spacious living room, 18'6"x13'6", with fireplace is separated by an arch from the dining room and gives an effect of roominess. The breakfast nook off the kitchen meets every day needs when the family is alone. The dining room, breakfast room and one bedroom look out upon the garden. Both bedrooms have cross ventilation. The attic is large enough for extra, airy rooms. The conveniences of ample closet space are afforded in this plan. Truly a distinctive home of moderate cost.

[26,650 CUBIC FEET]



SEVEN ROOMS, 32 X 26 FT.

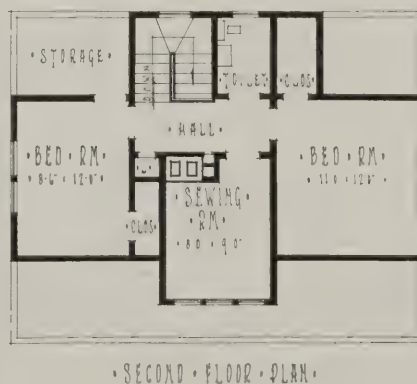
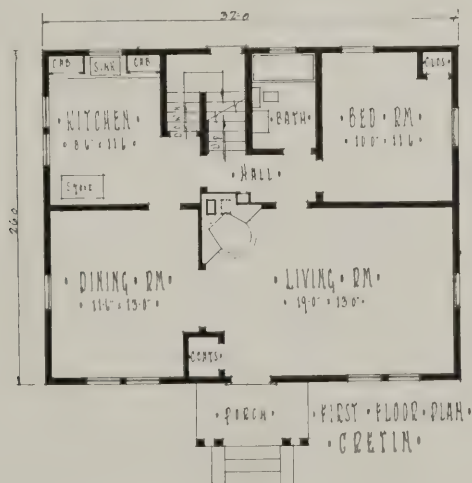
The CRETIN

SOMETIMES a single detail will lift a small home out of the commonplace. This may be said of this design, the Cretin. The good proportions of the house as a whole, the finely spaced windows are all important considerations, but it is really the handsome Colonial entrance that distinguishes this exterior.

The floor plan and size of this home is very nearly the same as that of the Devonshire—except the

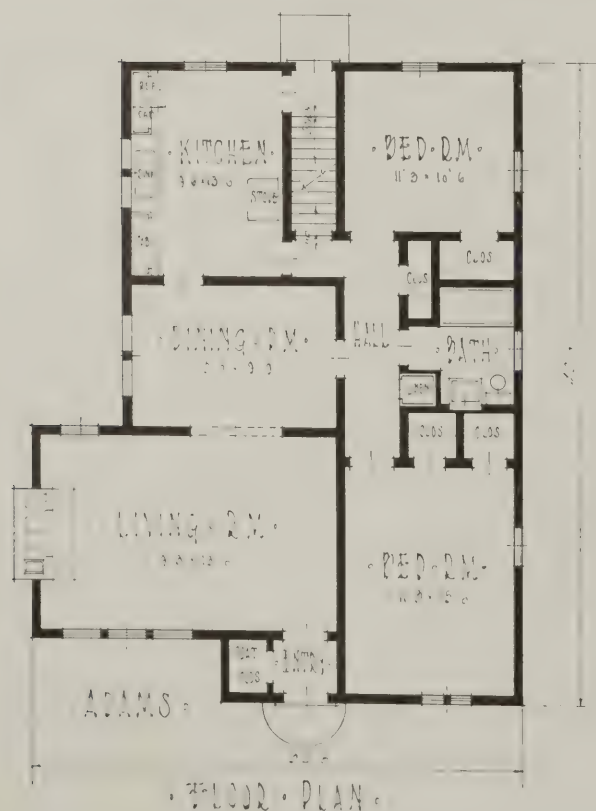
Cretin includes a sewing room whereas the Devonshire does not. But because of the popularity of this plan, we have felt that both designs should be included. Consider them both, and build the one that suits your requirements best. Study this floor plan carefully and you will find much to recommend it for a home of only moderate cost. It is a home that will be found very practical indeed for the average family.

[19,950 CUBIC FEET]





FIVE ROOMS, 32 X 42 FT.



The ADAMS

THIS Colonial bungalow will be characteristic of its type if built with wide siding, painted white, with green shutters and roof. Or, the roof may be of weathered shingles.

The living portion is dominated by a large living room, with fireplace. The archway approach to the dining room gives an impression of spaciousness.

The working space, or kitchen, is joined to the sleeping quarters and bathroom by a hall, convenient access to which is had also from the dining room.

The owner's bedroom has two closets, a feature which will be much appreciated by the heads of the family. Both bedrooms have cross ventilation. The housewife will take keen enjoyment in the roomy linen closet.

A stairway leads to attic which will provide space for future additional sleeping quarters.

[27,700 CUBIC FEET]



FIVE ROOMS, 26 X 36 FT.

The LINCOLN

HERE we have an especially good design and floor plan. It may be brick or wood. The bedrooms are well apart from living quarters. The living room, with light and air on three sides and a cozy fireplace make it a house of real charm. The allotment of closet space leaves nothing to be desired. The attic has ample space for two more bedrooms when needed—an ideal plan for a growing family. An easy home to keep house in.

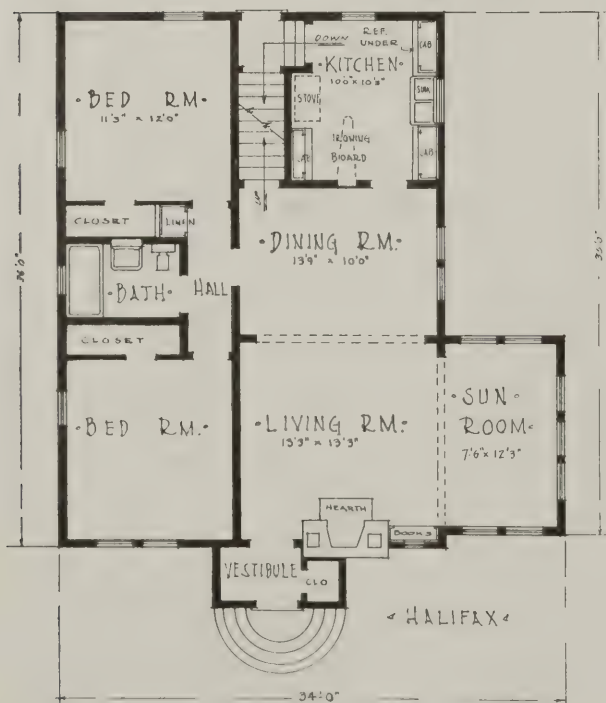
If built of brick, a red or green roof would complete a charmingly picturesque home, a lifelong source of satisfaction.

[24,250 CUBIC FEET]





FIVE ROOMS AND SUN ROOM, 26 X 36 FT.



FIRST FLOOR PLAN

The HALIFAX

AN attractive Colonial design with a number of noteworthy features. The living room, with its open fireplace, thrown in with the dining room, gives an impression of spaciousness. The coat closet shares the vestibule space, contributing to the compactness and convenience of the whole arrangement.

One of the pleasantest features of this gem of a home is the sun room. The housewife will take especial pride in the well-arranged kitchen, with sink under window, and stairway leading directly to the main stairway. Ample closet room, which is a necessity sometimes overlooked in small homes. A third bedroom may be added, later, in the attic.

With a touch of shrubbery and a lawn, this is a home which will always attract favorable comment.

[[24,450 CUBIC FEET]]



SIX ROOMS AND BREAKFAST NOOK, 30 X 36 FT.

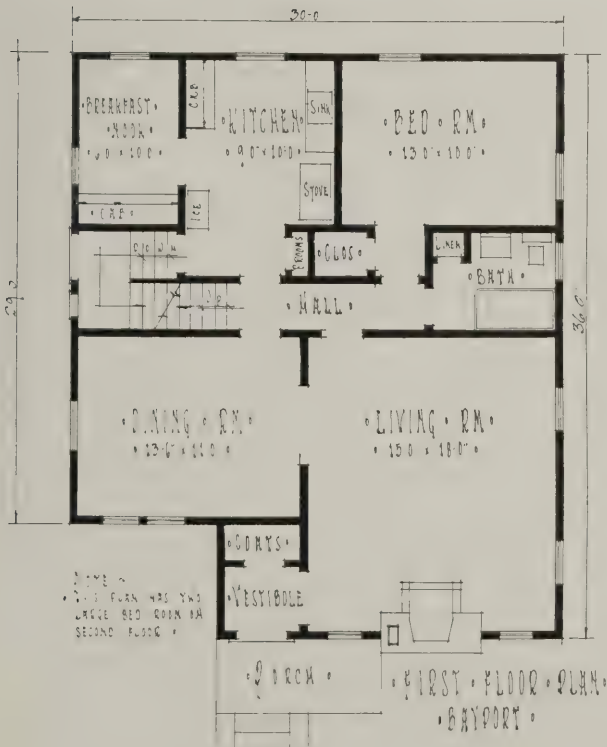
The BAYPORT

THOUGH we show only one floor plan here, we want to call attention to the second floor for our blueprints call for two large bedrooms upstairs. If your lot faces such that it would be more desirable to have the plan reversed, the blueprints can be reversed for the contractor to accomplish this.

This is surely a popular little bungalow, requiring a forty-foot lot. The living room, nearly square, with its four windows is of a real satisfactory size, made very comfortable and homelike by the fire-place in the front. Whether in the daytime with the windows—colorful drapes at either side—admitting a flood of light and sunshine, or at night in the glow of the lamplight and with a fire on the hearth, the living room is always certain to be a delightful place to spend one's time.

The kitchen is one of the best arranged, with everything within easy reach by taking only a few steps. The breakfast nook is larger than usual and has cupboard space at the left. Notice too the coat closet off the vestibule, the broom closet, the linen closet, and the closet off the first floor bedroom.

[24,400 CUBIC FEET]





SEVEN ROOMS, 39 X 32½ FT.

The THORNTON

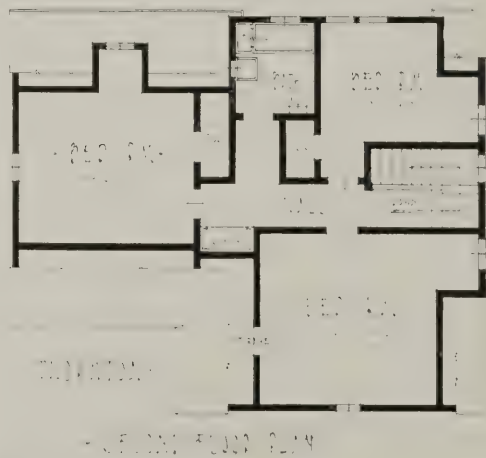
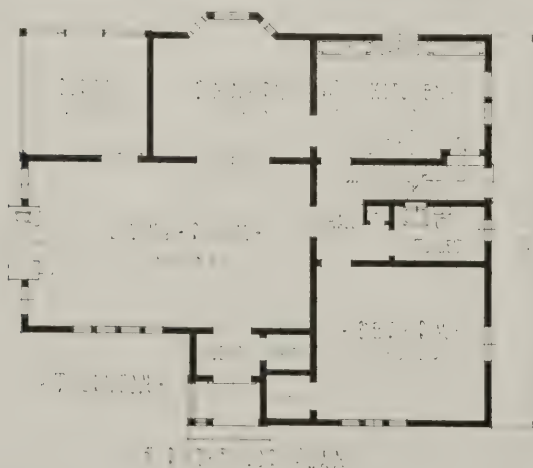
HERE is a stucco English type bungalow which is not unduly large in its over-all dimensions, yet the space has been so carefully utilized that the rooms are large and many important features are included. This plan deserves thorough study and consideration.

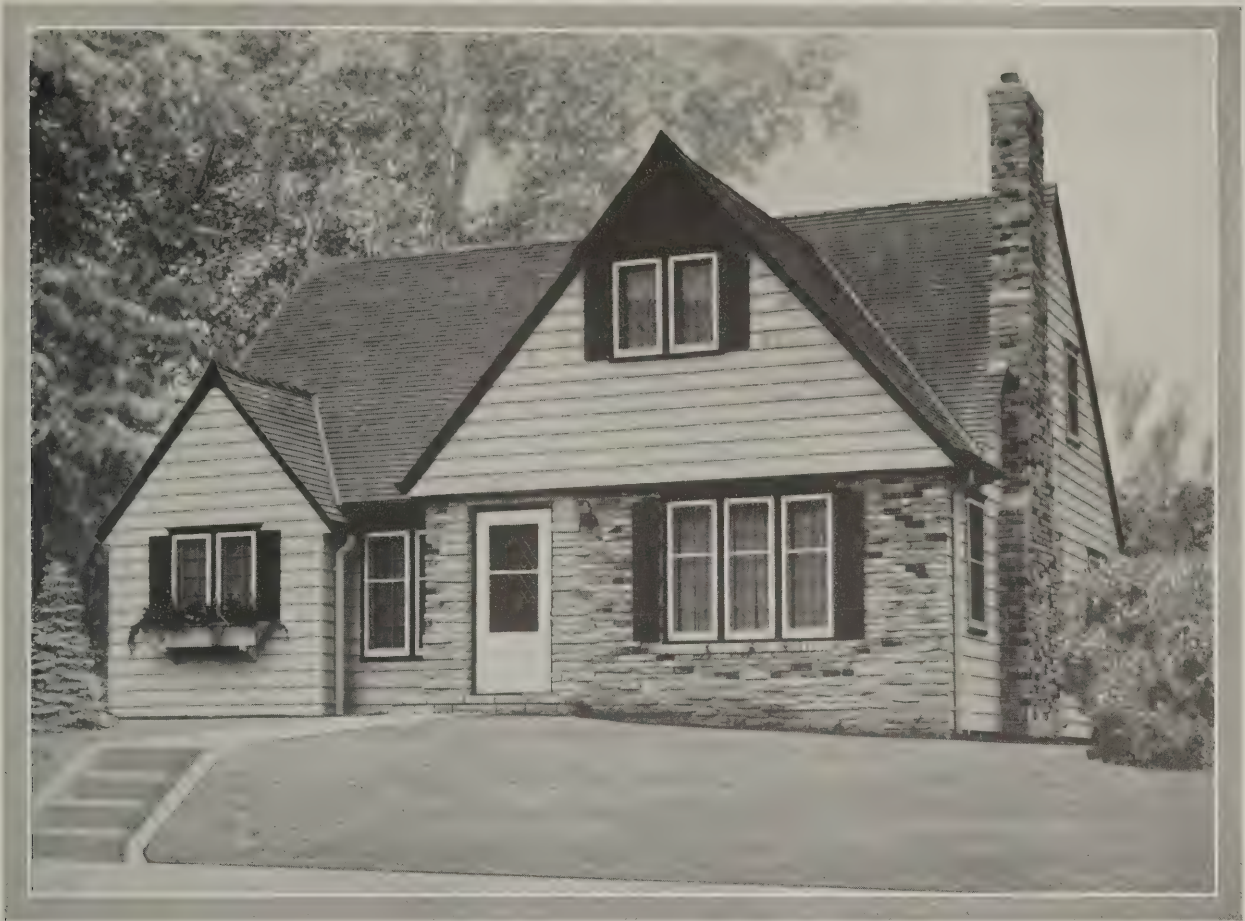
Imagine this exterior stuccoed and with brown stained trim. One enters the vestibule from the shelter of the porch. Here he finds a coat closet. Upon entering the living room, one is impressed by

its size, while he looks through the arch into the dining room, and through a door upon the porch, which is located for privacy. His eye also rests with satisfaction upon the fireplace. The kitchen has ample cabinet space, with window over sink. The lavatory off the hall is an agreeable surprise.

Upstairs are three bedrooms, unusually large for a bungalow, with bathroom convenient to all. All four sleeping rooms have cross ventilation.

[32,950 CUBIC FEET]





FIVE ROOMS, 36 X 30 FT.

The VAN BUREN

HERE is an English bungalow that is different. The exterior treatment is of brick, stone and shingles, in harmonious combination.

The living room, dining room and kitchen across the front make a logical grouping, while the sleeping quarters in the rear, separated from the daytime quarters give an added touch of good logic to the plan.

The stairway to the attic, where future added bedrooms may be finished off, is concealed from view, and convenient to every part of the house. The kitchen is well equipped with cabinets and has ample working space.

This is a compact home and may be built at a cost which will gratify the restricted purse.

[27,500 CUBIC FEET]





FIVE ROOMS AND SUN PORCH, 26 X 36 FT.



The BRADDOCK

A COLONIAL bungalow, preferably with stained or natural shingle walls. The arch between living and dining room gives an effect of spaciousness.

The kitchen is equipped with ample cabinet space, with work table at window.

Two bedrooms of good size, with bathroom conveniently between. More than ordinary amount of closet space, with linen closet handy to all rooms. Clothes chute to basement for effortless disposal of soiled linen. The sun porch is really an added living room for warm seasons.

The exterior is especially well designed, with its shutters against the white or stained-shingle walls of the house. The brick front steps give the whole design an air of comfort and charm.

[26,300 CUBIC FEET]



FIVE ROOMS AND DINING ALCOVE, 23 X 44 FT.

The PRINCETON

A SUBSTANTIAL brick bungalow, designed for a narrow lot. A real brick fireplace would go well with the brick exterior. The novel arrangement of entrance places hall in center of house. The large living room is a popular feature, with its "homey" fireplace. The housewife will approve the compact kitchen, with its dining alcove for lunches and informal meals. The stairway is located conveniently for access to attic which may later become bedrooms. The rear entry takes care of the deliveries by tradesmen. This is a step-saving design which means much to the housewife. The outside chimney invites the planting of vines to trail upon it. There's room in the basement for a recreation room.

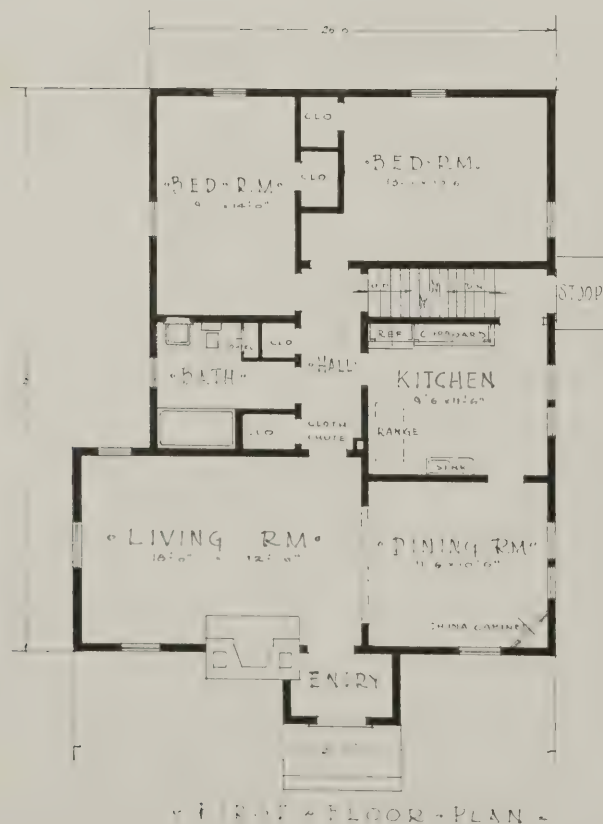
[24,450 CUBIC FEET]



FLOOR PLAN
• PRINCETON •



SEVEN ROOMS, 26 X 36 FT.



The YORKSHIRE

THIS is one of the most popular floor plans in this book. Two bedrooms and bath on first floor; blueprints show two more rooms on second floor which can be finished off later.

This house combines (1) economy of construction; (2) easy access to all parts of the house with minimum number of steps; (3) excellent closet space; (4) two additional bedrooms on second floor; (5) convenient wall spaces for furniture. Even the characteristic Colonial corner cupboard in dining room has not been overlooked, and the fireplace in living room gives promise of coziness.

Shingle treatment, or clapboard—either appropriate for this style cottage.

An opportunity to employ color contrasts in shutters and roof.

[24,250 CUBIC FEET]



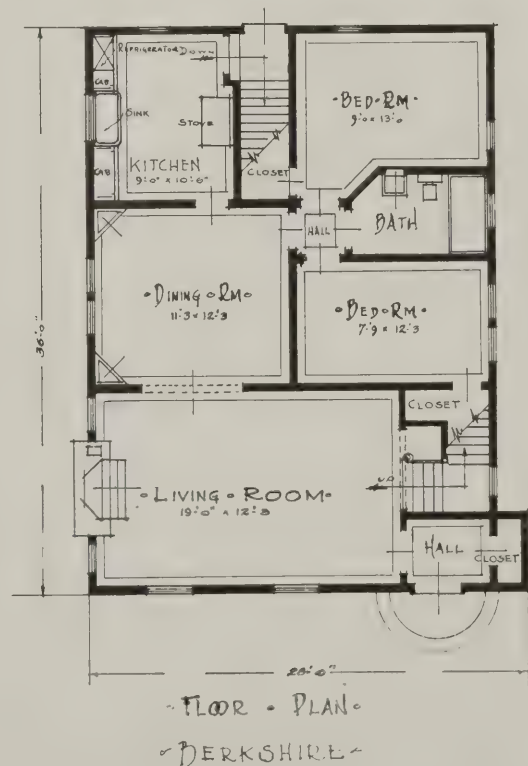
FIVE ROOMS, 26 X 36 FT.

The BERKSHIRE

IN FEW homes is so much acquired at relatively so low cost as in this one. It is a house that has the attractions of larger and more costly homes. It is "different." The entry with its coat closet, the stairway rising from the livingroom, the fireplace at the room's end, all spell the magic word "hospitality." Plenty of wall space here for furniture and books. Some day the fortunate owner may need more bedrooms, for which ample space awaits in the attic. The dining room has its corner china closets which add much to interior charm. The bathroom is conveniently placed between bedrooms, while separated by a hall from the most-used quarters. The arrangement of the kitchen provides the conveniences desired by the home worker.

The exterior has particular charm, suggesting the country home. The shingles on walls and roof may be of colors to suit the taste—perhaps brown stain with white trim, with roof of harmonious color. Truly a beautiful moderate cost home.

[[22,450 CUBIC FEET]]





FIVE ROOMS AND SUN PORCH, 26 X 34 FT.



The CORNELL

THIS bungalow has plenty of surprises inside,—pleasant ones. The sun porch is an inviting approach to the interior. The rooms are laid out with special consideration for the busy housewife. The effect of the living room and dining room separated by an arch is that of one large room. The home-manager will appreciate and enjoy the cabinet work in kitchen and back entry. There's a large attic for storage, and, later, another bedroom.

Shingles, instead of siding, will add to the attractiveness of this house, either natural or stained any desired color. Tasteful planting of shrubbery will make a setting in which this modest little home will repose like a gem. A very popular design for the home builder who wants the most he can get for his hard earned money.

[21,700 CUBIC FEET]



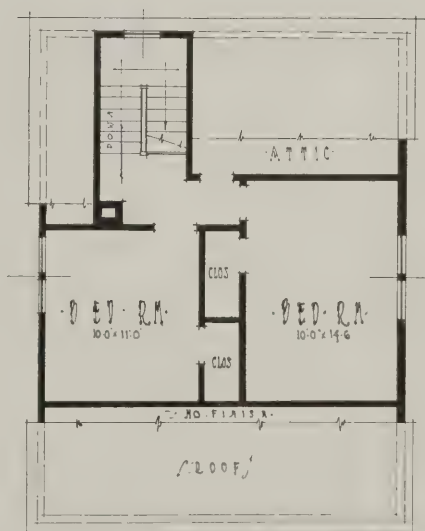
SIX ROOMS, 24 X 32 FT.

[18,450 CUBIC FEET]

The TREWALD



FIRST FLOOR PLAN
TREWALD



SECOND FLOOR PLAN

VERY often a small compact house is desirable—one which offers many of the conveniences of a larger home but with a small capital investment. The Trewald gives a home of good character, an interior of modern design, and a moderate initial cost.

Note that the two main rooms face the front, giving the best part of the house for living quarters.

Our blue prints show two large bed rooms on the second floor; however, the second floor can be finished at a later date if desired. The arrangement of the stairway and center hall makes easy access from all parts of the house.

The color scheme for the exterior best suited for this type is silver gray shingles, or white siding with a roof of light brown shingles. The blinds should be a dark green. Evergreen shrubs and correctly planted perennials will add to the appearance; landscaping will be quite desirable and will make the property more saleable in case of necessity.



SIX ROOMS, 32 X 26 FT.

The TARRYMORE

AN attractive, low cost Cape Cod Colonial house, economical to build because of its square shape.

A special feature is the living room unusually large for a house of this size. The inside fireplace simplifies, somewhat, the problem of heating.

The room across the entrance hall from the living room may be used as a bedroom or den.

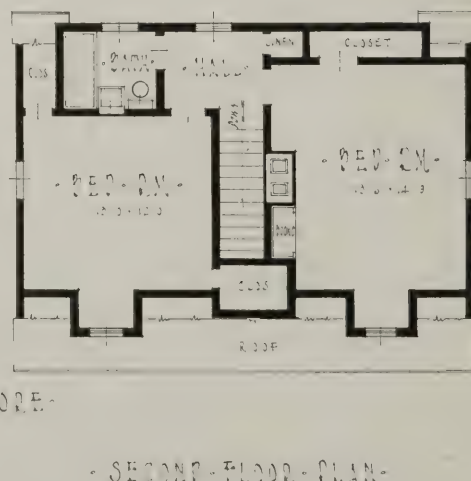
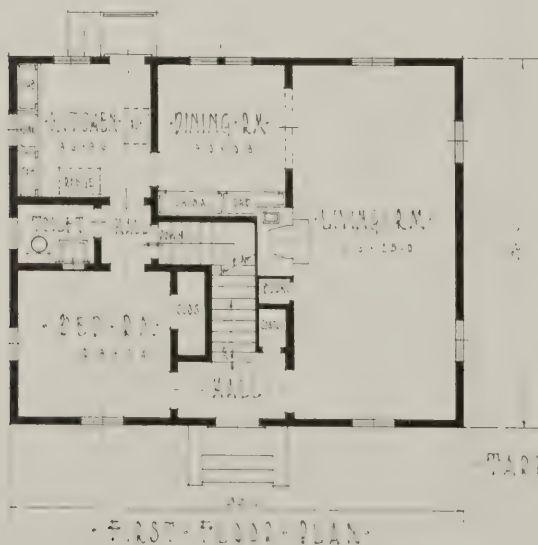
The down-stairs lavatory will save much stair

climbing, a feature not often found in modest size homes.

Upstairs we have two excellent bedrooms and bath. Note the amount of closet space, and the book-nook in owner's bedroom.

This house on *your* lot will fulfill your idea of the "house of your dreams."

[24,000 CUBIC FEET]





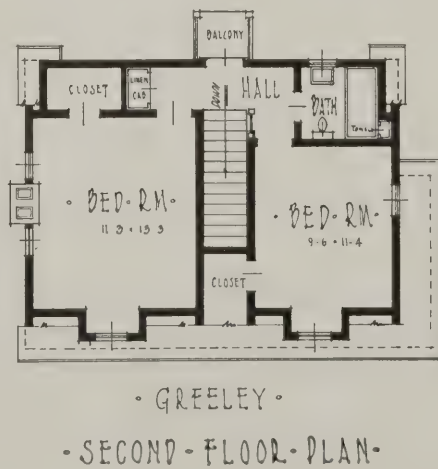
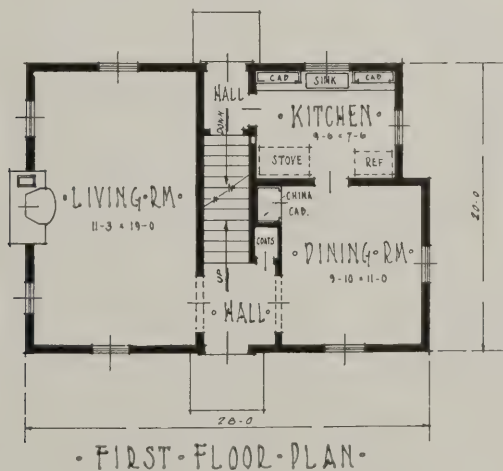
FIVE ROOMS, 28 X 20 FT.

The GREELEY

THE first glance at this homey Cape Cod bungalow makes one wonder how many rooms can be comprised in such a small and inexpensive home. The answer is in the fact that, contrary to usual practice in homes in this class, the downstairs portion is given over entirely to daytime uses. The kitchen is compact, exceptionally well arranged, and convenient. The two good sized bedrooms, with bath room are on the

second floor, well lighted by windows in front and on the sides.

This house has a "personality." The central hall flanked by living room and dining room give an atmosphere of hospitality. The brick foundation trim makes a good background for shrubbery or perennials. The outside walls may be shingled, or, if preferred, wide clapboards may be used. [14,900 CUBIC FEET]





FIVE ROOMS AND DINING ALCOVE, 26 X 42 FT.



The NANTUCKET

THE famous "Cape Cod Colonial" is expressed in this little gem of a home. The rooms are arranged with thoughtful attention to convenience and the saving of the housekeeper's steps. Living quarters in a line, with bedrooms, less frequently used on one side, and bathroom between. There is a long and pleasant vista because of the arch between living and dining rooms.

Modern housekeeping makes the dining alcove especially desirable for breakfast, lunches and informal snacks. And there's the dining room, for evening meals and company. A linen closet is provided for with unusually large clothes closets. The fireplace gives the final touch of comfort, and suggests cozy fall and winter evenings. Not a costly house to build, either.

[24,900 CUBIC FEET]



FIVE ROOMS, 36 X 26 FT.

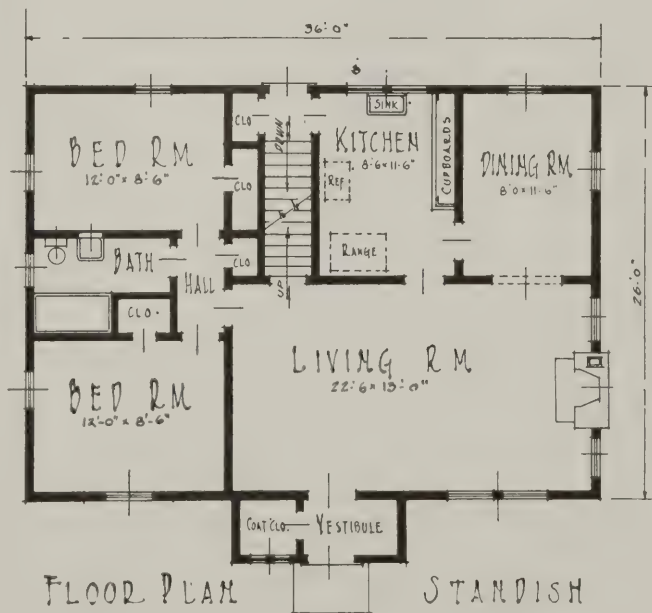
The STANDISH

THIS Colonial bungalow is the last word in outward charm and interior comfort. It is a real haven in which family life may be enjoyed to the utmost.

The exterior design is most attractive with well balanced proportions. The brick chimney on the outside gives the house an added touch of distinction. With wide clap-board siding, or, if preferred, shingles, and a paint color scheme for roof and blinds in keeping with the design, this will be a home of genuine charm.

The living room, unusually large for a house of this size, with its open fireplace flanked by windows, with large windows looking upon the front lawn, give this home a note of distinction. The dining room is sufficiently large for the ordinary family requirements; when guests are entertained, the living room may be used, as there is a convenient entrance directly to the kitchen.

The interior arrangement is planned for convenience and comfort, with bedrooms and bathrooms apart from the living room. Additional bedrooms may be added on the second floor later. Here is a home which deserves serious study. [21,000 CUBIC FEET]





FIVE ROOMS AND BREAKFAST ROOM, 27 X 40½ FT.



The ALAMEDA

A WELL designed Spanish home with numerous and desirable special features.

The large living room, with its well placed fireplace gives the impression of hominess as one enters. Note the archway between living and dining room, partly filled with bookcases, while there is ample wall space for arranging furniture. The breakfast room off kitchen, looking out upon the garden invites comfort and convenience for informal meals.

The center hall is accessible to all parts of the house with economy of foot work. Another admirable feature is the generous amount of closet space, there being two closets in the owner's bedroom. The open portico offers a place to enjoy cool breezes on summer evenings.

Stuccoed walls and chimney, with tile roof lend the final touch of beauty to this delightful home.

{ 26,500 CUBIC FEET }



FIVE ROOMS AND ATTACHED GARAGE, 47 X 36 FT.

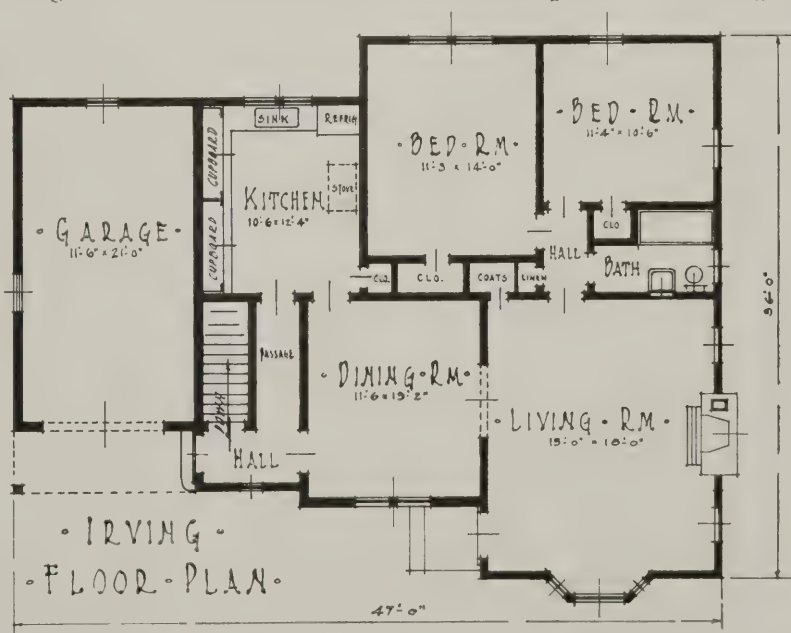
The IRVING

A COLONIAL bungalow which offers much to delight the home lover. In examining the floor plan, yes, and the exterior, too, one cannot readily conceive of anything that is omitted to make this the perfect home of its size and type.

This fascinating home is the last word in outward charm and inward contentment. No stair climbing here. It has everything to be desired, all on one floor. A living room with a bay window. Bedrooms separated from dining and living room, giving upon a hall and with bathroom conveniently placed. Ample closets fitted in neatly. Attached garage well removed from living quarters, yet accessible. A kitchen with cupboards aplenty and sink so placed as to give liberal working space. The garage is attached to the house which is an economy in construction.

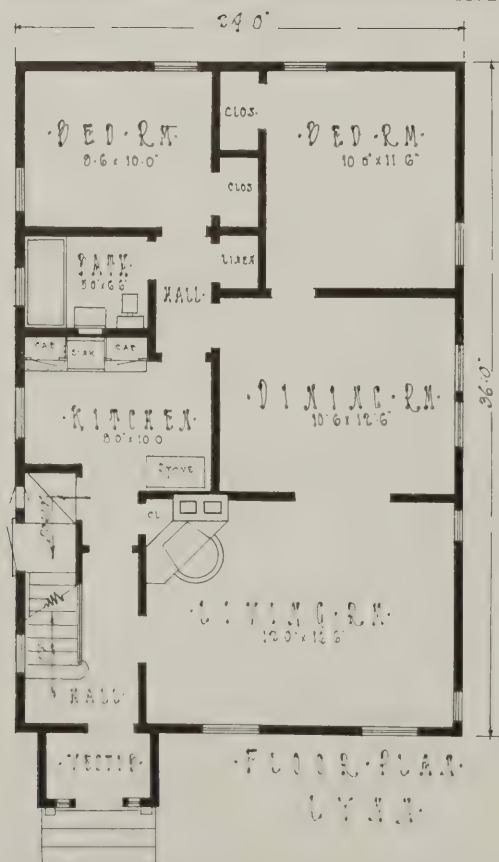
The more the prospective home builder studies this plan the more

it will appeal to him as the ideal refuge from the cares of the outside world. [27,800 CUBIC FEET]





FIVE ROOMS, 24 X 36 FT.



The LYNN

HERE is a charming bungalow with a Colonial entrance and window blinds that give it an inviting and home-like touch. The good sized living room with its cheerful fireplace makes a delightful place to entertain friends. The kitchen stove with its chimney connection makes it practical for the country where coal or wood is burned. A stairway is provided for upstairs rooms.

The width of twenty-four feet makes the bungalow fit nicely into a narrow city lot. A garage opening on the alley will leave a nice backyard garden space.

[21,900 CUBIC FEET]



FIVE ROOMS AND SUN PORCH, 24 X 36 FT.

The CLIFTON

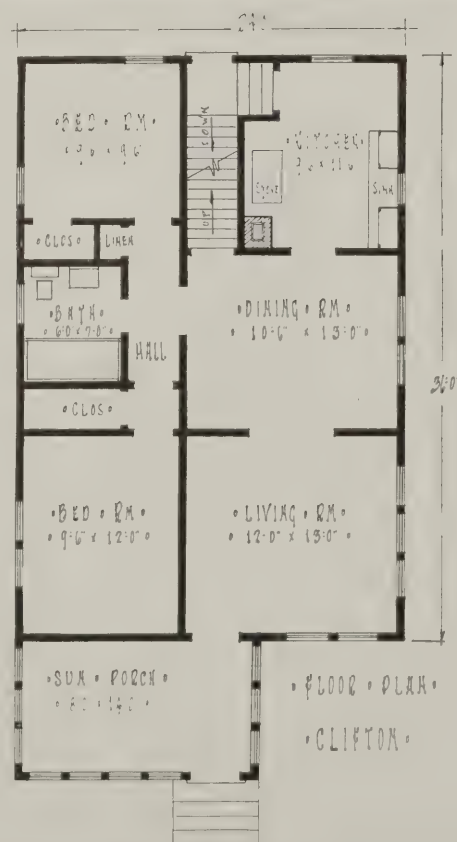
IT is especial attention to straight lines that places this bungalow so far out of the ordinary. This accounts for the reasonable cost for which it may be built.

The sun parlor will be a real delight to the housewife to "fix up," for there is an opportunity here for the use of colorful hangings and floor covering, and brightly painted wicker furniture.

The living room and dining room may be considered together for their wide cased opening makes practically one large room of the two. The large twin window in the dining room gives an ample supply of light and air.

The kitchen is a splendid work room; the kitchen cabinets are located over the sink—on either side. The closets are ample, and the bathroom convenient.

[20,900 CUBIC FEET]



ENTRANCE GRADE LEVEL

DOWN

KITCHEN
10'6" x 10'6"

SINK STOVE CAB REF UNDER CAB CHINA CAB

DINING ALCOVE
10'6" x 5'0"

LIVING RM.
16'6" x 12'6"

HEARTH

BED RM.
12'0" x 10'6"

BED RM.
12'0" x 10'6"

BATH

SOAP CAB MED CAB LINEN CLOSET

HALL

CLO COAT CL CLO CLOUTE

FLORER BOX
SECOND FLOOR
PROVIDES ROOM
FOR TWO CHAMBERS

FLOOR PLAN -
DURHAM

THIS Colonial bungalow has many points of especial appeal to the home builder and his wife. It is a well studied plan and will reward the closest inspection.

The comfortable living room, with its open fireplace suggests contented evenings. The dining alcove, with window and corner china closet is large enough to seat eight or ten people without crowding. The kitchen is especially complete with convenient cabinet work and is of good working size. Two bedrooms, with bath located conveniently between, and accessible to all parts of the house with few steps, with clothes chute adjoining,—all these features make this a home which will give lifelong satisfaction.

The exterior, too, is happily designed, with its outside brick chimney adding a touch of color, makes this a home whose owner will be envied.

Then too, there is space in the attic for two additional bedrooms.

74



FIVE ROOMS, 24 X 38 FT.

The ARLINGTON

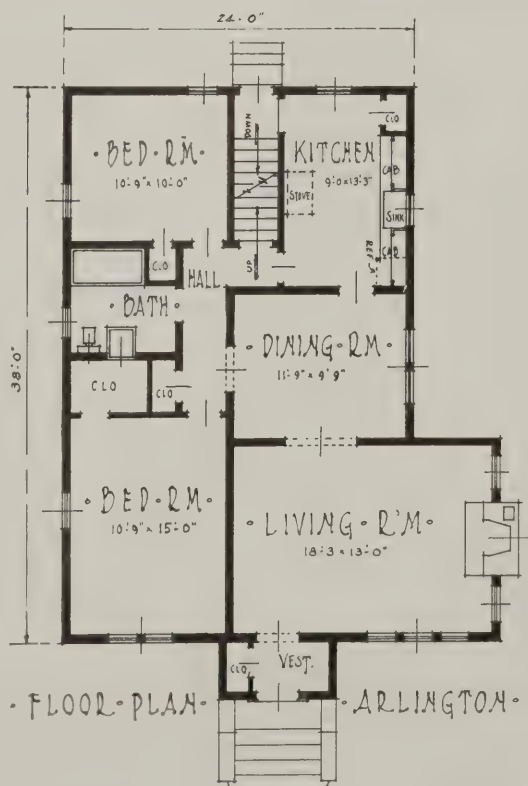
ONE who yearns to own a home may well consider the features of this stone and stucco bungalow, with half-timber trim.

The living room has ample wall space for furniture and books; the open fire place offers charm and coziness. The bedrooms are well apart from the living room, where elders may retire without the disturbance of radio, or the hilarity of the young members of the family and their guests.

Note the doorway from kitchen to center hall; the stairway to large attic space where, ultimately, two more rooms may be finished off. Mother will appreciate those large closets.

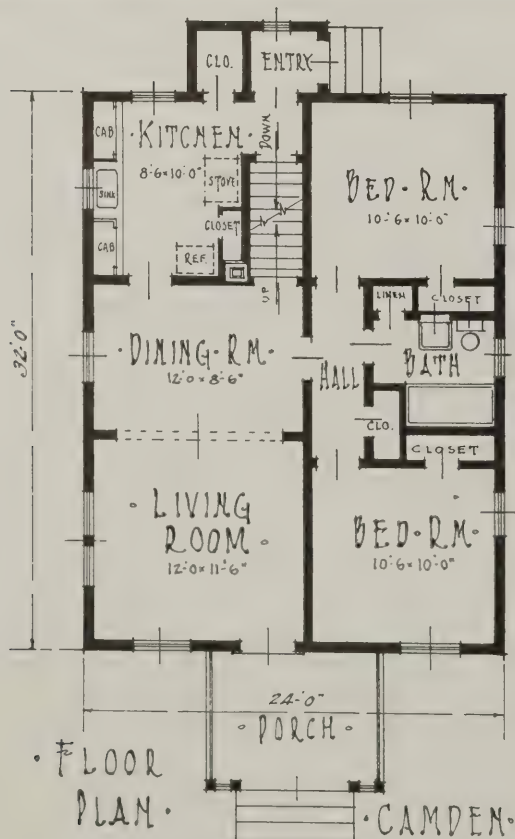
This picturesque home, set among shrubbery on a city lot, or trees and shrubbery in the suburbs, will be a joy forever to the whole family.

[24,000 CUBIC FEET]





FIVE ROOMS, 24 X 36 FT.



The CAMDEN

THIS Colonial bungalow is especially designed for a narrow lot. With a forty foot lot there will be ample room for a driveway.

It is a home of pronounced artistic merit, which may be enhanced with vines growing on the front porch trellis, and a judicious amount of shrubbery.

The living room, adjoining the dining room, with wide archway between, gives the impression of spaciousness. The bedrooms are, in effect, a separate apartment, shielded from the noise of radio or entertaining.

The kitchen is a housekeeper's delight. It has plenty of cabinet room, and a large closet for utensils and grocery supplies. A corner cupboard in the dining room could be added if desired.

While the house is delightfully attractive in architectural design it calls for nothing difficult in construction that would make it expensive to build.

Wide siding has been used but silver grey shingles laid five inches to the weather would be quite appropriate.

[16,900 CUBIC FEET]



FIVE ROOMS AND SUN PORCH, 28 X 38 FT.

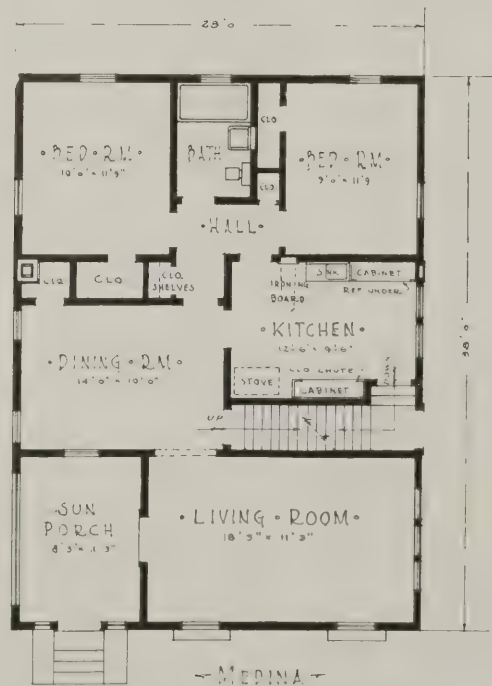
The MEDINA

THIS compact Colonial bungalow will delight the builder. Study the floor plan and see how conveniently it is laid out.

The sun porch adds another room for warm seasons, while the living room across the front gives a family gathering place where leisure may be enjoyed. The two bedrooms in rear offer a view of the garden, and the bathroom is placed conveniently between them. A clothes chute adjoining the bathroom will save steps to the basement. The large attic provides space for a future bedroom.

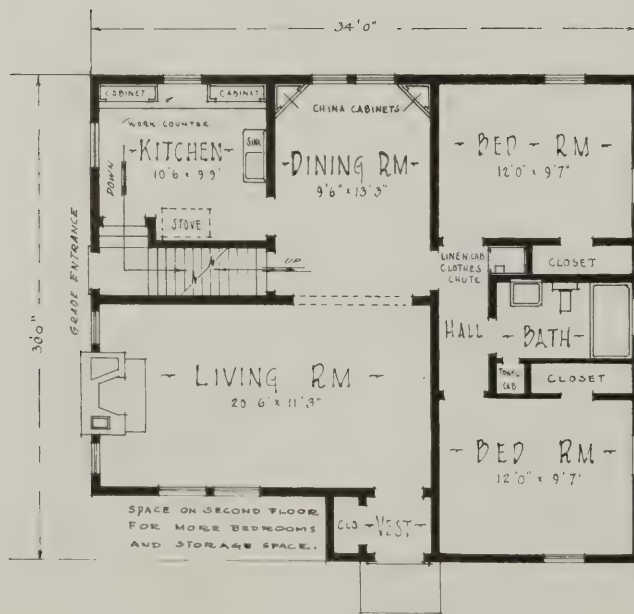
Composition or cedar shingles for the roof, with shutters in harmony, and white clapboards will make this a home of most attractive appearance.

[25,500 CUBIC FEET]





FIVE ROOMS, 34 X 30 FT.



FLOOR PLAN
YARMOUTH

The YARMOUTH

AN attractive bungalow in the ever popular Colonial style, and one which is different, and unusually livable.

The rooms are extra large and conveniently arranged. Observe the large living room with a fireplace to complete its coziness. A dining room, looking out on the garden, having corner china closets, true to Colonial tradition.

A kitchen complete in detail, and all of the above separated from bedrooms and bath.

A linen cabinet, with a clothes chute, a towel cabinet in bathroom, and good large closets add the final touches which appeal to the busy home maker. A home to excite never ending admiration of friends, and even of passers by.

[23,950 CUBIC FEET]

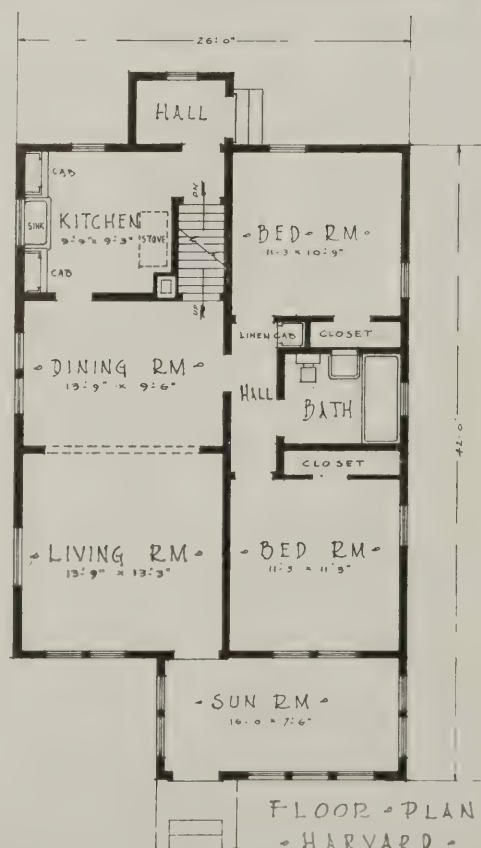


FIVE ROOMS AND SUN PORCH, 26 X 34 FT.

The HARVARD

A SNUG little Colonial bungalow in the lower cost class. The combined sun porch and entrance is a popular feature, making an extra living room in warm weather. The pleasant living room with arch separating it from living room gives the effect of roominess to the living room. An unusual amount of closet space, considering the size of house. The kitchen is compact and convenient, with entry where the refrigerator may be kept. Stairway to attic, which may later be made into a good sized bedroom. An awning and shrubbery may give a pleasing color contrast to the white walls of the house, and roof of any desirable color. A modest home, but very livable and convenient for a small family of moderate income. Maintenance costs will be small, which is an item to consider thoughtfully.

[20,850 CUBIC FEET]





FIVE ROOMS, 24 X 34 FT.



The ANTWERP

HOME's not merely four square walls
Tho with pictures hung and gilded
HOME is where affection calls
Where its shrine the heart has builded.

"THE humble cabin was dear to him as the home of his childhood," and home is "a place of affection, peace, and rest, a congenial abiding place."

These quotations were taken from Webster's dictionary to show the real meaning of *home* as distinguished from *house* which is a mere dwelling place, whether dear to the heart or not. Year after year the home of your own becomes more dear to the hearts of all who live there. It becomes *home* in the truest sense of the word.

If home is a place of peace and rest, it should be secure. The burden of debt should not be too heavy. Nor should the payments be so large as to threaten loss of the home, when ordinary misfortunes befall. The ANTWERP then, is an ideal low cost bungalow for the family with a modest income. It has five rooms on the first floor, including two bedrooms, and space for three additional rooms on the floor above. It will fit a narrow lot,—another real economy where city lots are high in price.

This bungalow should avoid curved lines and heavy cornices. Finished in soft colors, and landscaped with shrubbery, it can be made very attractive.

[23,650 CUBIC FEET]



FIVE ROOMS, 25 X 37 FT.

The TYLER

ENHANCING in its quaintness, this house is sure to fall into immediate popularity because it is well planned, very attractive and "cozy looking." It accentuates that thought "this is home," and clearly expresses the feeling of comfort that is so desired in a home.

The not unusual floor plan is practical and offers two bedrooms downstairs. There is an abundance of wardrobe and linen space, with additional space for storage upstairs. If desired the cased opening between the living room and dining room may be changed to include bookcases, or a colonnade effect with china storage space, or two corner cabinets may be added in the dining room to give just that added touch of convenience.

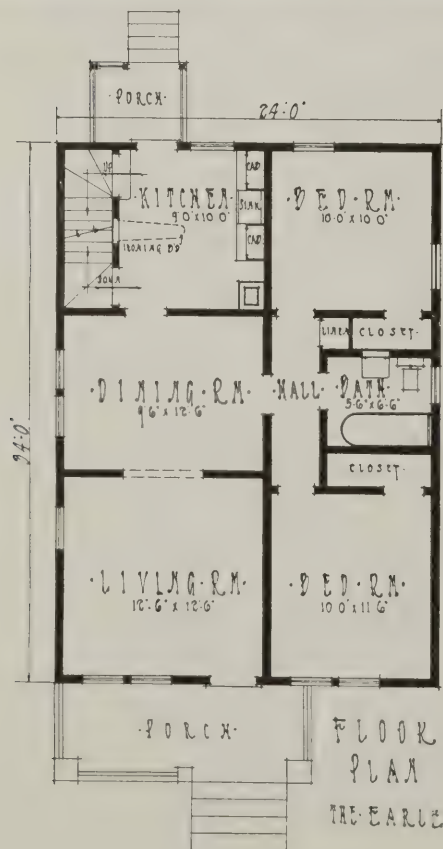
A feature of the living room is the extra amount of window space on the front wall, and two additional windows on the side wall, so there will be an abundance of light. This bungalow has the advantage of just a little more ground area than the ordinary one of 24' x 36', and therefore the rooms are just slightly larger.



[20,100 CUBIC FEET]



FIVE ROOMS, 24 X 34 FT.



The EARLE

A HOME need not be large or expensive to be attractive. In fact almost any family in earnest about owning a home can build one of good architectural style and yet within their means.

A good safe rule in financing a home is to set the upper limit at two and a half times your annual income. If you have a family, two year's income may be all you can easily pay; if a large family, even less. For those whose incomes are small, the modest frame bungalow is usually just about right. The EARLE with its high roof and plenty of second floor space makes a comfortable home; yet it will go easily on a thirty foot lot,—an economy where land is expensive.

The front porch adds a homelike atmosphere to the place. Brown shingles on the upper story, white siding below with chocolate trimmings make a good color combination. Shrubbery set around the porch will offset the appearance of height.

The family requiring only two bedrooms can live all on one floor at a considerable saving in housework. Then, as is the case of many of our bungalows, additional bedrooms may be finished off later on the second floor. The rooms are of fair size with good closets for the bedrooms. The chimney in the kitchen corner can accommodate a wood or coal stove, which makes the plan suitable wherever there is no gas. The interior can be made just as attractive as the outside.

[18,800 CUBIC FEET]



FIVE ROOMS, 24 X 34 FT.

The BEISSEL

EVEN without a tile roof, the low roof lines and the plain white walls suggest Italian style. Decorations over the door and front windows and the brick work on the chimney give an air of gay vivacity which would be shown better in colors. This cheerful note is unmarred by heavy dormers, cornices or other heavy features.

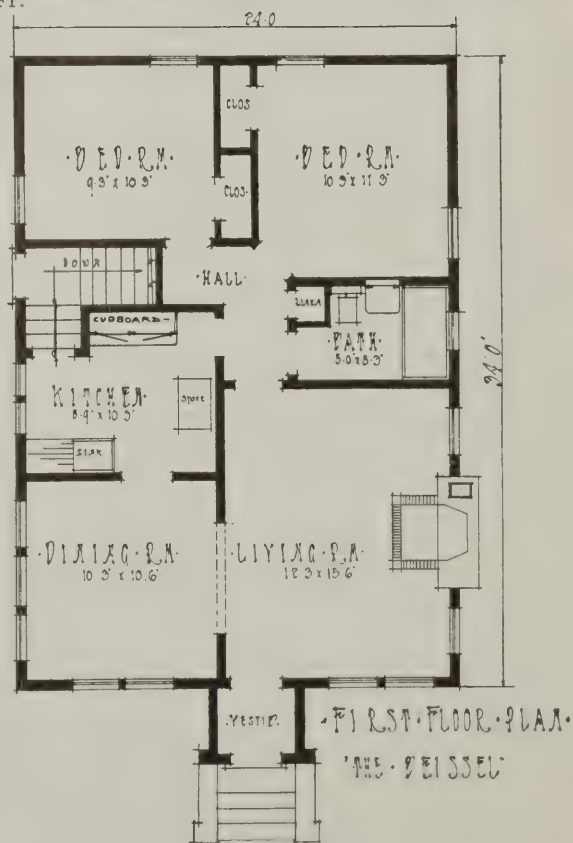
The interior can be made fully as attractive as the exterior. The fireplace lends a friendly warmth to start with, and the home maker's personal tastes will determine the rest. Nicely decorated, the home is ideal for entertainment. The living room is large and its nearness to dining room and kitchen make the serving of refreshments easy. The bathroom walls, however, should be well insulated to deaden the sound.

Here again we have a small step-saving kitchen, the delight of the modern housewife. She will appreciate its easy access to the side door and the basement room where her vegetables and preserves are stored.

Privacy for bedrooms is obtained by their rear position with no rear entrance. In fact all the interior arrangements co-ordinate to give a compact, comfortable home, as convenient as it is attractive.

The Beissel is an economical home to build, and its good architectural lines, and its home-like charm make it an easy house to sell if the "ship comes in" and a larger house is wanted.

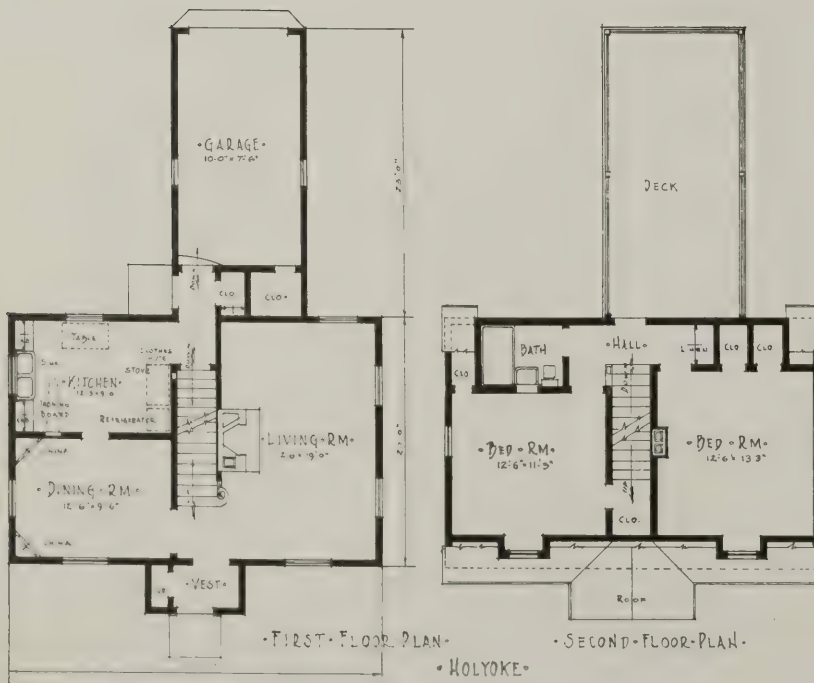
[19,000 CUBIC FEET]





FIVE ROOMS AND ATTACHED GARAGE, 30 X 20 FT.

The HOLYOKE



CAPE COD Colonial—a type dear to American hearts. Doesn't that chimney look sturdy and suggest spacious comfort within? And that living room lighted and ventilated from three sides, with its open fireplace. Garage accessible without going outdoors in inclement weather. The deck over garage may be a cool retreat on summer evenings, and a place to air bedding and shake rugs. This type lends itself to various color schemes, but how attractive with green shutters and roof against white clapboards. Two bedrooms on second floor, just large enough, with plenty of air and sunlight.

Imagine Colonial corner china closets in that attractive dining room. Plenty of closet room, too.

[20,800 CUBIC FEET]



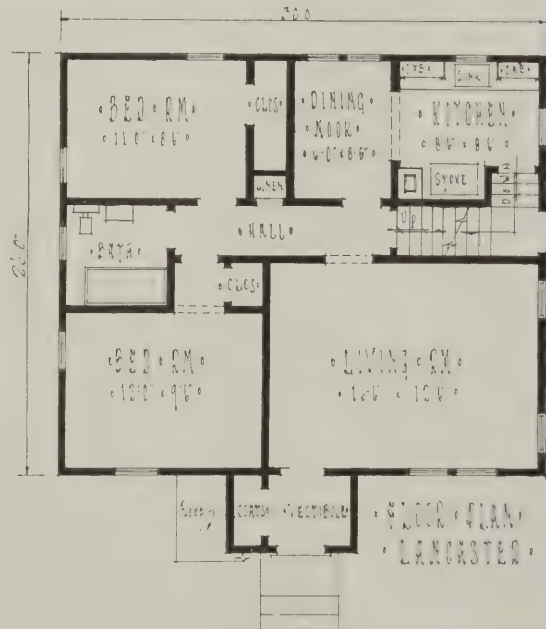
FOUR ROOMS AND DINING ALCOVE, 30 X 26 FT.

The LANCASTER

MANY folks living in an apartment would find a little bungalow like this much better living, and certainly more private. Because of its small size, it should be very economically built, and it will be large enough for the young couple for several years. Like the Livingstone design, the dining nook replaces the dining room, thereby leaving sufficient space for two bedrooms. The living room is of good size, and there is a side grade entry. The second floor would have space for additional rooms if required.

The exterior suggests the English type bungalow because of the peak and graceful slope over the doorway. The design comes under the classification of the cottage type and can be made very attractive and homelike, without a great deal of expense.

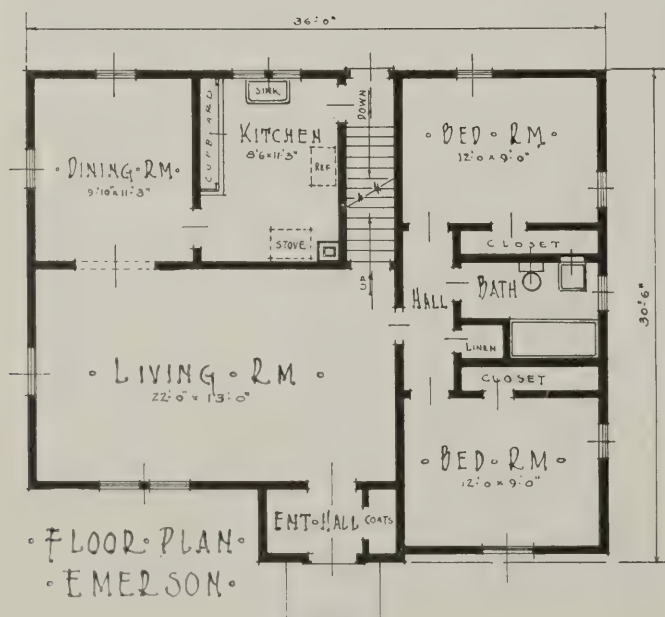
[18,200 CUBIC FEET]





FIVE ROOMS, 36 X 30½ FT.

The EMERSON



A CHARMING Colonial Bungalow which may have a shingle or wide siding exterior. Though plain, the individualistic architectural design is pleasing. The unusually large living room has ample wall space, permitting varied arrangement of furniture.

The bedrooms are larger than those of the average bungalow. The sleeping rooms are separated from the daytime living quarters, and have ample closet space. There is a stairway to the attic, where additional bedrooms may be finished later.

A neat little bungalow for the family which has a limited fund for building, and which offers many conveniences usually found in more expensive houses.

[22,100 CUBIC FEET]



FIVE ROOMS, 22 X 36 FT.

The DAYTON

UNLIKE the Westbrook the Dayton will slip nicely in between two other bungalows. A thirty foot lot gives it plenty of room; in fact its very compactness and substantial appearance call for a small lot. Two adjacent bungalows on thirty foot lots could have a common driveway between them, and perhaps a two car garage.

The style of the Dayton is modern American. Heavy markings in the stucco finish should be avoided, as they are characteristic of Spanish and Italian styles. A pebble dash will relieve the plainness. The clipped gables give an air of snugness, the wide overhanging eaves and the inviting charm of the front entryway make a most attractive bungalow.

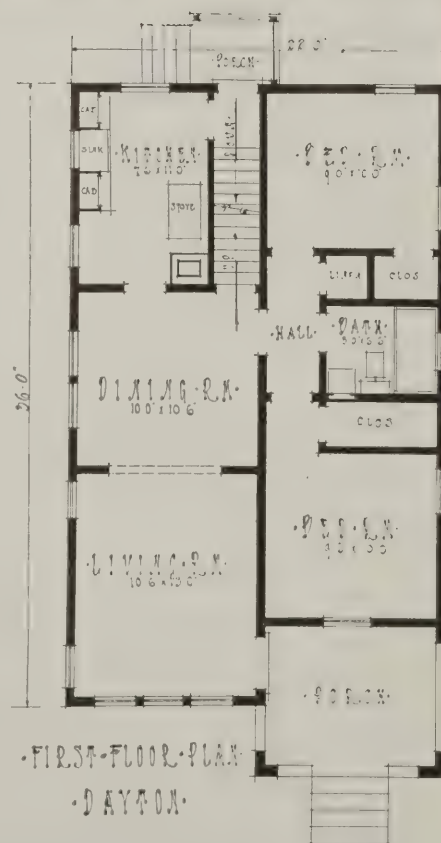
For a color scheme we suggest warm ochre walls, gray trim and a brown roof.

This house for a small lot makes a cozy bungalow for a small family with a small income. Two rooms on the upper floor must necessarily be rather small. The absence of dormers and other irregular projections, however, make the house very economical to build.

The position of bedrooms and bath on one side of the house secures privacy. The small modern kitchen saves steps and is most convenient. The location of the chimney makes possible a wood or coal stove in the kitchen. The living room is the largest room in the house, as it should be, with ample wall space for bookcases and other furniture.

For comfort, convenience, easy housework, and low cost of both building and upkeep, this bungalow is ideal.

[[17,200 CUBIC FEET]]





FOUR ROOMS, 28 X 28 FT.



The NORWELL

A COLONIAL bungalow for the builder who must economize, not only in original cost but in maintenance.

While there is but one bedroom, there is plenty of space in the attic for two more rooms when needed, or to be included, if desired, in the original house.

Here we have a pleasant and spacious living room with dining room, bath, and bedroom with cross ventilation. Note especially, also, the large closets.

Roof may be cedar or asbestos shingles, stained to suit taste. This type of house calls for siding, but, if desired, stained shingles may be used.

A house that can be built at surprisingly low cost.

[18,550 CUBIC FEET]



FOUR ROOMS AND DINING ALCOVE, 24 X 28 FT.

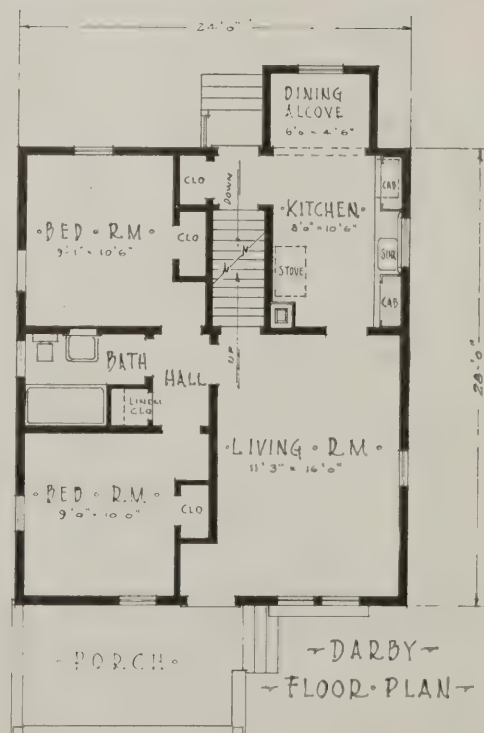
The DARBY

A TRIM little home for a small lot and limited purse. The dining alcove adjoining kitchen is a desirable feature. The porch suggests summer time comfort after the day's work. The attic has storage space. The large living room offers ample wall space for furniture.

The roof and gable, with shingles, suggests a brown stain typical of good looking bungalows.

A neat little home for the family that does not need more than two bedrooms.

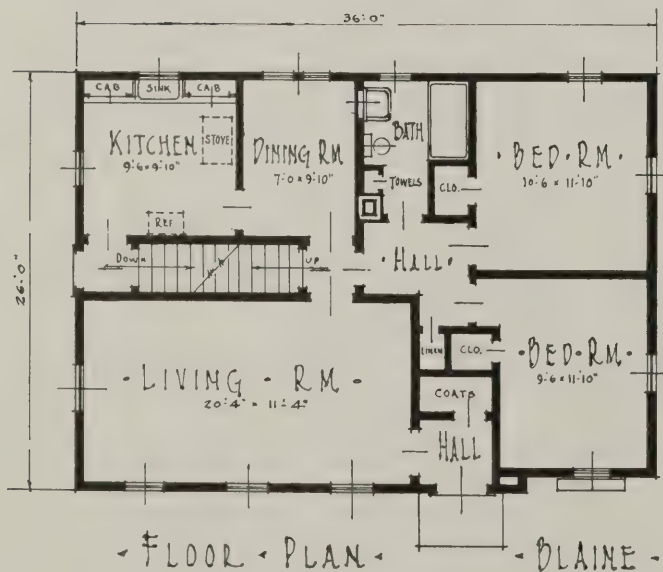
[16,150 CUBIC FEET]





FIVE ROOMS, 36 X 26 FT.

The BLAINE



WHY live couped up in an apartment when one may become the owner of this neat little Cape Cod colonial with as little outlay as he would pay in rent?

Compactness is the main feature of the interior while the attractiveness of the exterior excites the envy of the renter who accumulates nothing but rent receipts.

Imagine this little cottage with grey stained shingles or wide siding on the outside walls. And consider how easy housekeeping will be because of the convenient arrangement of the floor plans. There is a large attic, too, which may be finished off into rooms later on, or used for storage. An economical home to heat, to live in, and to finance the building of it.

[21,500 CUBIC FEET]



FOUR ROOMS AND DINING ALCOVE, 31 X 30 FT.

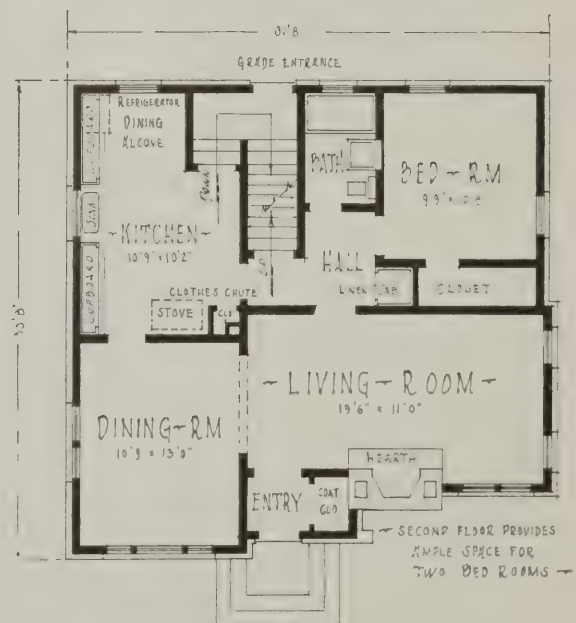
The YALE

THE more you study this plan the more you will like it. The rooms are larger than you would expect in a bungalow. Nearly every room is reached from the stair hall. An extra room or two can be finished on the second floor. Note the spacious kitchen, with dining alcove where meals can be easily served under ordinary circumstances, the dining room reserved for a large company.

The living room has large wall spaces for furniture and book cases. The open fireplace is a feature coveted by all who are about to build homes.

Brick is to be used, but the design lends itself readily to wood construction, with siding or shingles. The bathroom is located convenient to the bedroom, as well as to the main living and working quarters. The back entry, at grade, affords easy access to kitchen or cellar.

[20,800 CUBIC FEET]



~ FIRST-FLOOR-PLAN ~
~ YALE ~

24'-0"

BROOM CLO.

Up

3'-0" W.C.

TABLE

STOVE

CLO.

BED-RM.
9'-6" x 10'-0"

SINK

KITCHEN
8'-0" x 12'-6"

CAP.

BATH.

CLO.

CLO.

DIN. OR BED-RM.
9'-6" x 11'-0"

LIVING-RM.
11'-0" x 13'-0"

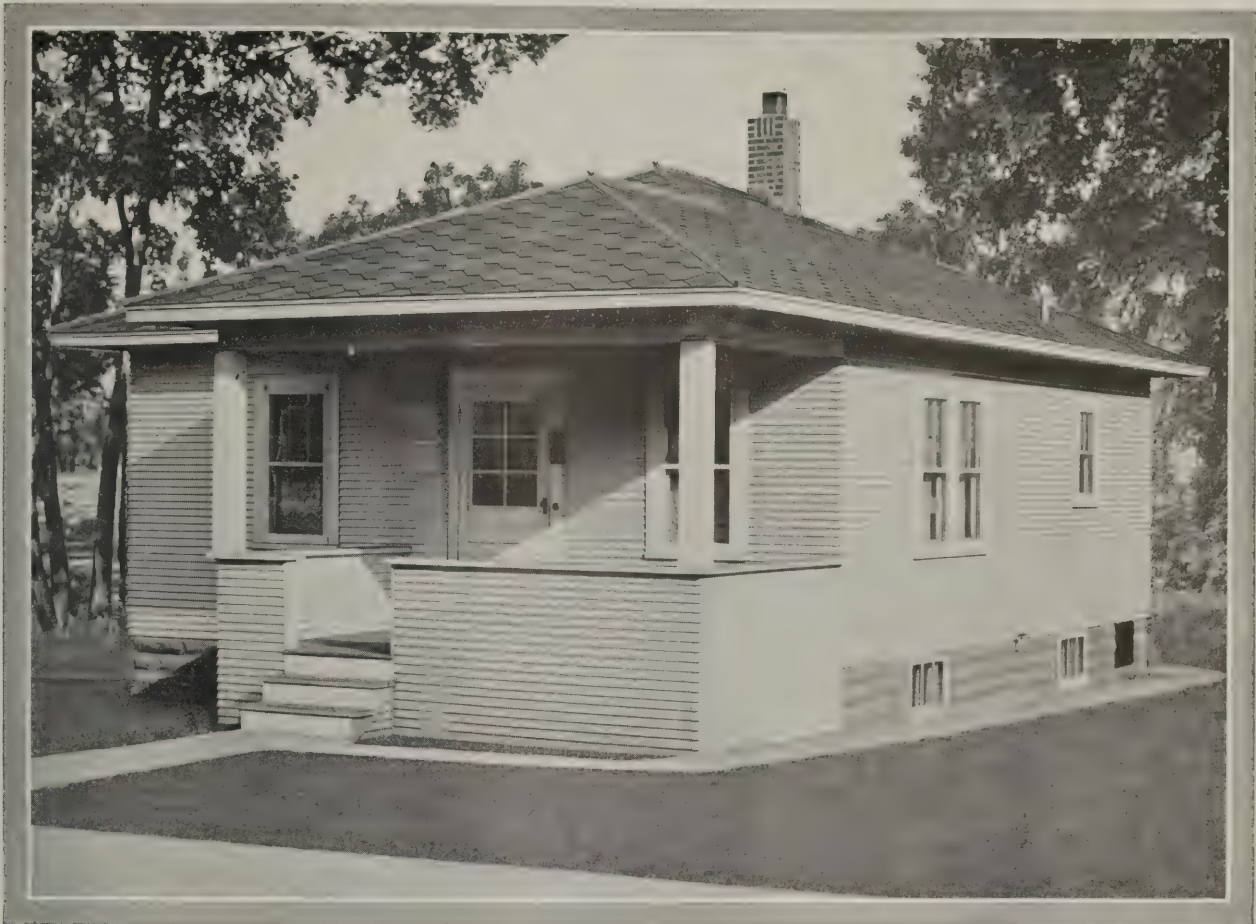
PORCH.

28'-0"

"KINGWOOD"

FLOOR PLAN

[[15,100 CUBIC FEET]]



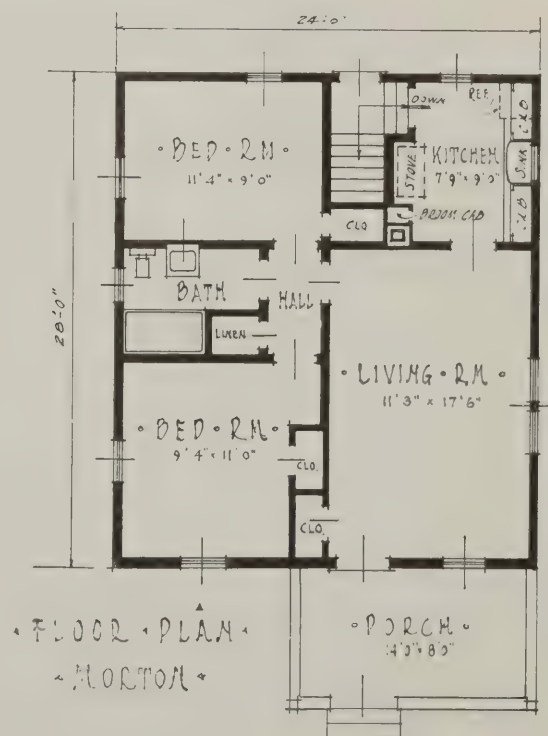
FOUR ROOMS 24 X 28 FT.

The MORTON

HERE is a model home for the family of limited means. Or for the family now living in an apartment, in close quarters with neighbors, some, perhaps noisy or none too congenial. One can enjoy the comforts of this home at lower cost, in the long run, than apartment living. And with present facilities for home loans it does not require a large amount of money, but can be paid for like rent, on a long time basis.

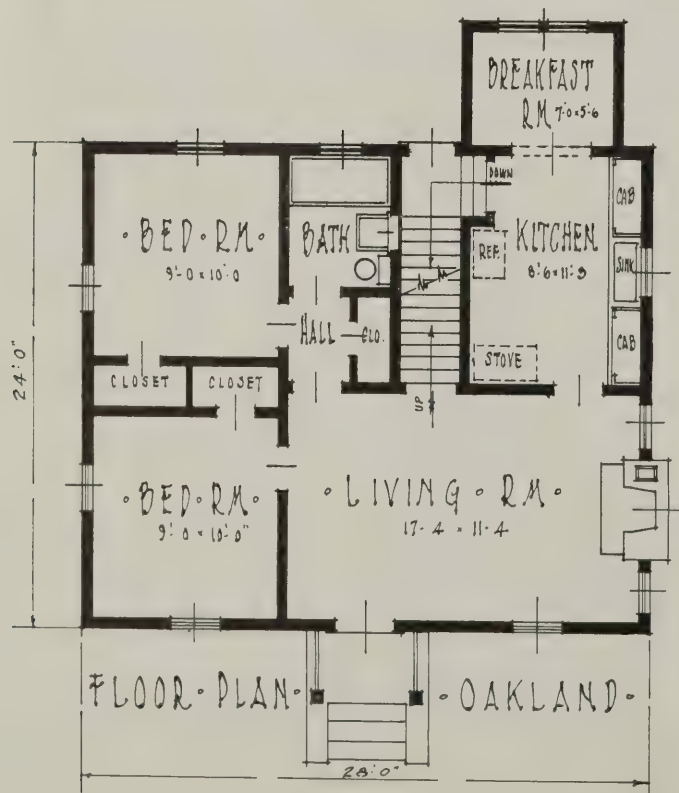
Note the large living room, the conveniently arranged kitchen, and the two bedrooms with bath between. Observe, too, that each room has its closet, so placed as to take little space from the rooms.

[14,100 CUBIC FEET]





FOUR ROOMS AND BREAKFAST ROOM, 28 X 24 FT.



The OAKLAND

NEAT in outward appearance and compact arrangement of the interior make the Oakland a highly desirable low-cost home. Monthly payments on this house will surely be reasonable, considering that there are two bedrooms on the first floor.

It is appropriate that the large living room where the family spends its leisure hours, and also entertains, should be the main feature of this home. The open fire-place adds comfort and coziness. Meals can be served here to large parties and the breakfast room off the kitchen, looking out upon the garden, will meet ordinary family needs. The two bedrooms and hall offer good sized closets, and the bathroom is tucked away conveniently. There is a stairway to attic, where additional bedrooms may be finished off in case of future need.

Stained shingles may be used in place of siding if preferred.

[15,350 CUBIC FEET]



FOUR ROOMS, 28 X 24 FT.

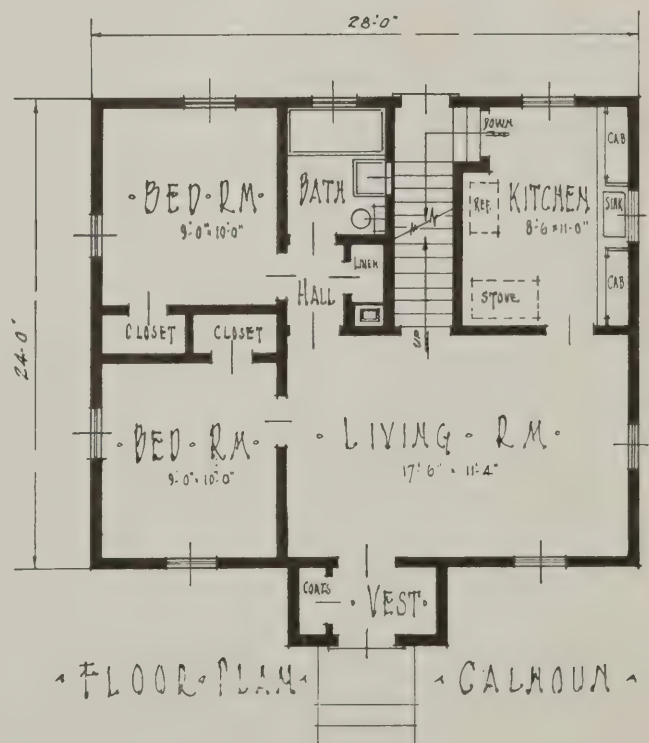
The CALHOUN

ALTHOUGH this attractive low cost Colonial bungalow is small in dimensions the space in it has been carefully utilized. The step-saving arrangement makes housekeeping easy. The stairway leads to an attic where there is room for two more bedrooms when family needs outgrow the present sleeping quarters. With a coat closet in the vestibule, a good sized closet in each bedroom, and linen closet in the hall, ample space is provided for things which require closet space. Kitchen cabinets are provided for on either side of sink.

The exterior is especially neat and attractive. With roof and blinds painted green, and siding white, a tidy appearance will be achieved.

An excellent home for the small family which must count the dollars carefully. And an economical one in which to live after moving in.

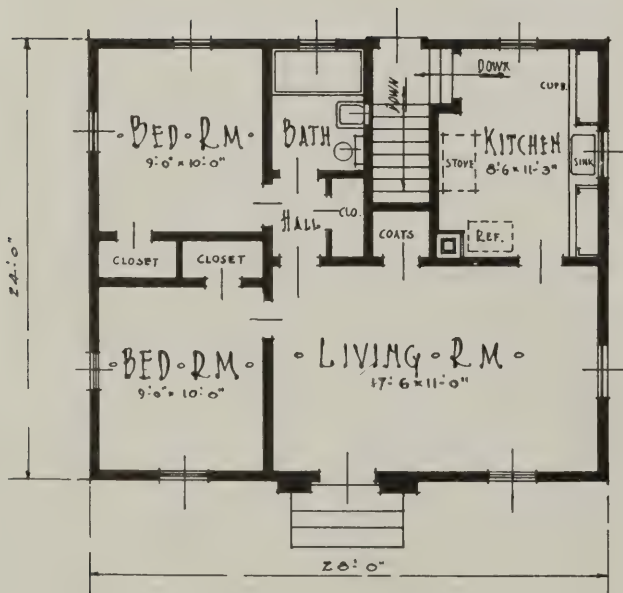
[14,850 CUBIC FEET]





FOUR ROOMS 28 X 24 FT.

The CLINTON



• FLOOR PLAN •
• CLINTON •

A HAPPY combination of the Colonial and bungalow types is found in this inexpensive cottage. The simple, well balanced exterior suggests comfort within. Wood shingles are clearly indicated for this little gem of a home, but wide clapboards on the sides would be in keeping with the design.

It is but a few steps for the housewife from the combination living and dining room to any part of the house. For a low-cost home this one provides many conveniences such as large closets, conveniently arranged kitchen and well appointed bath room.

The house is well adapted to a city lot as narrow as 40 feet. A few shrubs and perennials nestled close to the house, and a well kept lawn will make this a home which will call forth admiration.

[15,100 CUBIC FEET]



FOUR ROOMS, 24 X 26 FT.



FLOOR PLAN
BANGOR

The BANGOR

HERE is an inexpensive yet attractive bungalow for the limited purse.

The end of living room serves for dining purposes, and two bedrooms on first floor to fill the needs of a small family. There is space in the attic to finish off another bedroom later when needed.

Shingled roof, with siding, and an outside color scheme will make this a home to be proud of and contented in. Can be built at low cost.

[14,350 CUBIC FEET]

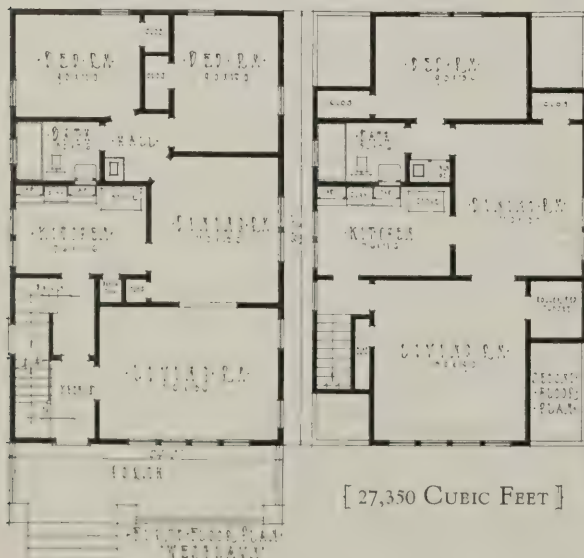


INCOME BUNGALOW, 24 X 38 FT.

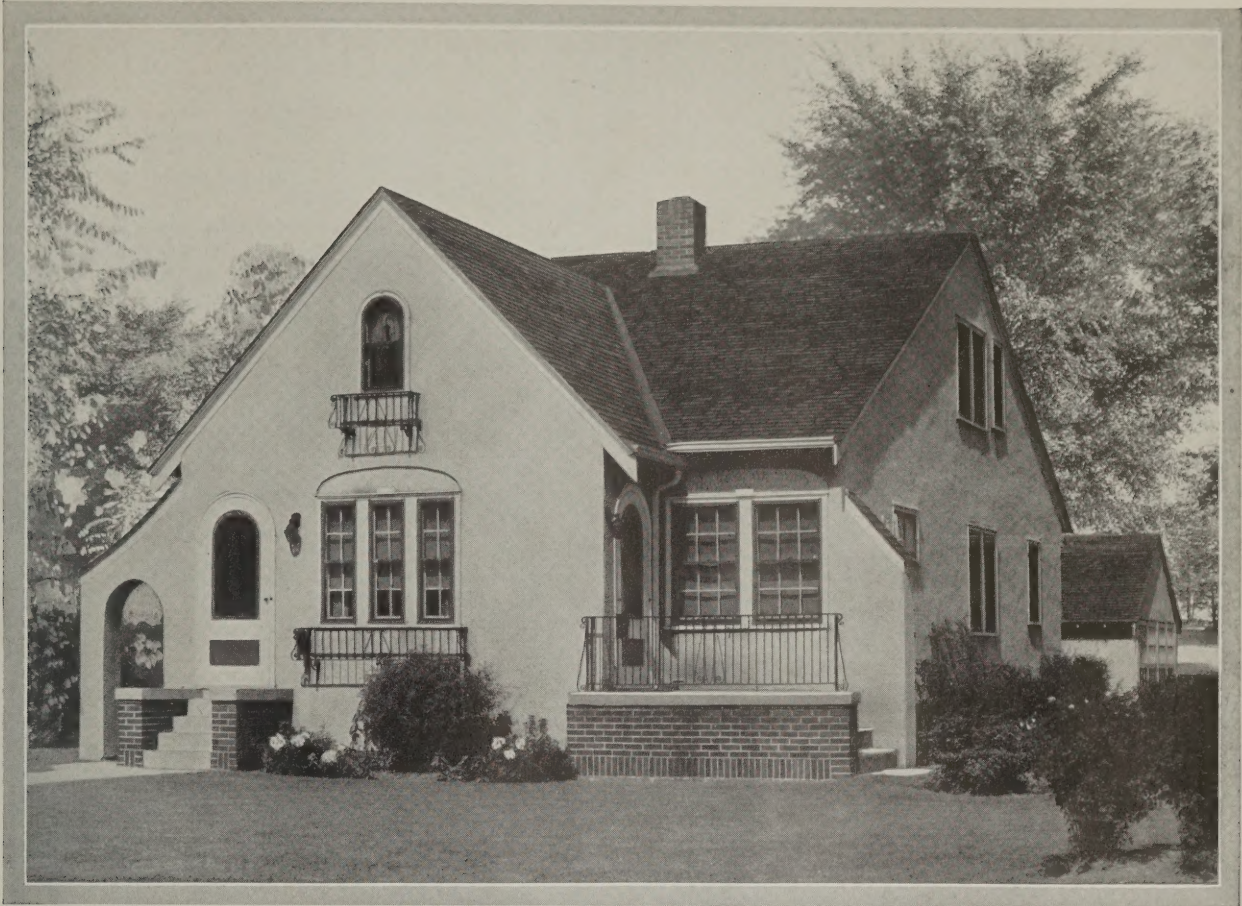
The WESTLAWN

THE income bungalow is becoming very popular, as rent from the upper floor carries a good part of the financial burden. Two parts of the same family will find both privacy and economy in this kind of a home. The bungalow style exterior gives no suggestion of a two apartment home. Both families use the same front and side entries.

The bedrooms and bath in the rear are well lighted and easily ventilated. The kitchen, centrally located is handy to the entire floor, and has easy access to side door and basement. The small illustration of the WESTBY shows a similar house, floor plan reversed and with a different exterior. Either house is a safe investment and a salable proposition, particularly in cities where lots are expensive.



WESTBY



BUNGALOW DUPLEX 28 X 48 FT.

The CARLETON

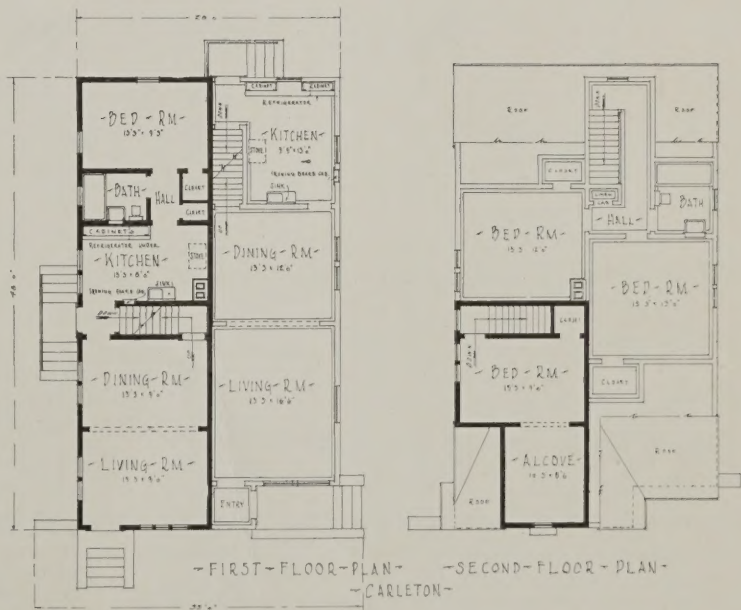
A TWO-FAMILY bungalow with an especially attractive exterior. Entrances entirely separate.

The room arrangement for each apartment is convenient, different in both. The rooms in the one on the left are larger than those of the other.

One apartment has a bedroom on the ground floor and another with alcove on the second floor. The larger apartment has two bedrooms on second floor.

In each apartment a wide archway separates the living room from the dining room, giving the effect of one large room.

For conveniences, both apartments leave nothing to be desired in a duplex of this size. This house is well planned for a narrow city lot, and considering that it accommodates two families can be built at remarkably low cost.



[33,400 CUBIC FEET]

How Much to Pay for a Home

MILLIONS of home loving Americans who are paying rent—and more than half of America's families are—might own homes of their own by making what is now rent money pay for them.

Under the old mortgage system, homes were built with relatively short term first mortgages, with second mortgages in addition, which made it a perpetual struggle to keep up payments and avoid foreclosure. Then came in a few short years the problem of renewals, with attendant expense, together with uncertainty as to whether the original lender was willing to renew; or, if not, whether money markets made mortgage funds available.

As the result, many homes, after a period of years, had cost, in interest, as much or more than the original principal of the loan,—with, perhaps a heavy lien still existing.

The Federal Housing Act has changed all this, much to the home owner's advantage. While under the old mortgage system it was ordinarily required that a first mortgage be limited to 60 percent of the entire cost of the home, while the second mortgage usually carried a higher rate of interest. Now one may borrow up to 80 percent of the cost of his home, have twenty years or less to pay, and discharge his mortgage in monthly payments, like rent, and not necessarily exceeding in amount the monthly rent he would pay for a home of the same value, or even less. This monthly payment would include interest, a small charge for mortgage insurance, another small monthly fee for servicing the loan, and a considerable proportion on the principal.

Under these conditions one who can make a down payment of 20 percent of the cost of his home (in which may be included the cost of his lot) it is easier now for the industrious citizen to own a home which will suit his family needs and which, with every monthly payment, comes nearer to unincumbered possession.

* * *

One who contemplates building a home should enter into his plans deliberately and study carefully every angle of the proposition. He should not engage himself to pay for a home too expensive for his income. Authorities say that one can safely incur an obligation to build a home of from 1½ to 2½ times his annual earnings in value. The man of large family needs more for food and clothing, and should stay nearer the lower limits, while the man with only a wife to support might well pay in higher limits.

There are several economies which may well be observed. A house which one expects to make his dwelling for life should be built of good materials and with honest workmanship. It should not be too large, for heat and upkeep depend much on size. Nor should it be too small to accommodate the family in comfort.

The house should be planned under the direction of a good architect. Insulation, while increasing original cost, will be a perpetual saving of heating cost, and a constant source of comfort, in all seasons.

Location is important. It should be chosen in congenial surroundings, accessible to transportation, with sewer, gas and electricity available; conveniently near school or church, and in a friendly neighborhood, where property values are not likely to decline.

To secure the necessary financing, first select the general style and the size of a house that will suit your family needs. You can develop your ideas by a study of the plans in this book. Then, consult your lumber dealer or architect and get an idea of the cost of your home, with some rough sketches, indicating any modifications of the plan you select. With a good idea of the cost of your home, your lumber dealer or architect will direct you to the qualified lending agency where you may have a consultation regarding preliminaries, after which your application may be filled out, with the aid of the lending agency. The latter will have an appraisal made, and in due time the loan will be approved and your contract may be let. The lending agency will go over your plans expertly and point out to you any features which may need correction or modification.

The following table shows the basis of financing and monthly payments in homes of varying cost, from which you can get an idea of how much your monthly payments will be on the home you propose to build. These figures are offered by the Federal Housing Administration. They do not include taxes or fire insurance, as these items vary in different localities, even in different sections of town or city.

The figures are based on 20 years, the maximum allowable under the Federal Housing Act, at 5%. A shorter term means, of course, larger monthly payments. The borrower has the privilege of paying off the entire obligation at any time, should his circumstances improve so as to make it possible.

Own your home! It is the birthright of every family. Pay for it while enjoying its comforts and security.

What it will Cost You to Pay for a Home Monthly Over a 20-year Period under the SINGLE MORTGAGE SYSTEM of the Federal Housing Administration

Federal Housing Administration appraised value of property	\$1,250.00	\$3,750.00	\$5,000.00	\$7,500.00	\$10,000.00
Minimum down payment required (20 percent of appraised value) in cash or its equivalent in land value	250.00	750.00	1,000.00	1,500.00	2,000.00
Maximum mortgage loan (80 percent of appraised value) insurable by Federal Housing Administration	1,000.00	3,000.00	4,000.00	6,000.00	8,000.00
Monthly payment to reduce PRINCIPAL and pay interest at (maximum) rate of 5 percent on the monthly reduced balances over 20-year repayment period	6.60	19.80	26.40	39.60	52.80
Monthly payment on mortgage insurance42	1.26	1.68	2.52	3.36
Average monthly fee to cover cost of servicing mortgage loan*25	.75	1.00	1.50	2.00
TOTAL	\$7.27	\$21.81	\$29.08	\$43.62	\$58.16

*Mortgage lenders may collect the above service fee of not more than one-half of 1 percent of the reducing balances of mortgage principal. Over a period of 20 years, this amounts to an average monthly charge of slightly less than 25 cents per \$1,000 of mortgage.

Each year's taxes and premiums for insurance against fire or other hazards are likewise paid in monthly installments covering one-twelfth of each year's taxes and insurance premiums. They are paid monthly to the mortgage lending institution in the same payment which covers interest, principal, mortgage insurance, and service fee.

All figures in this chart are based upon the maximum permitted rate of interest. In sections of the country where prevailing interest rates are low, lending institutions may, at their discretion, elect to charge lower rates in line with local practice.

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INDEX (By Classification and Width)

BUNGALOWS

(Additional rooms on second floor may be included in those marked *)

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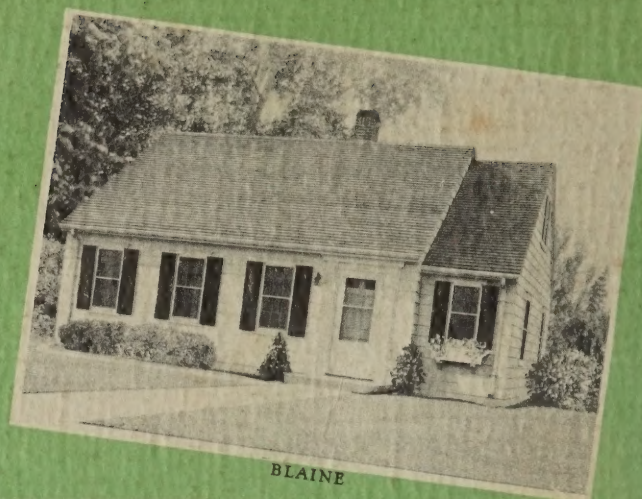
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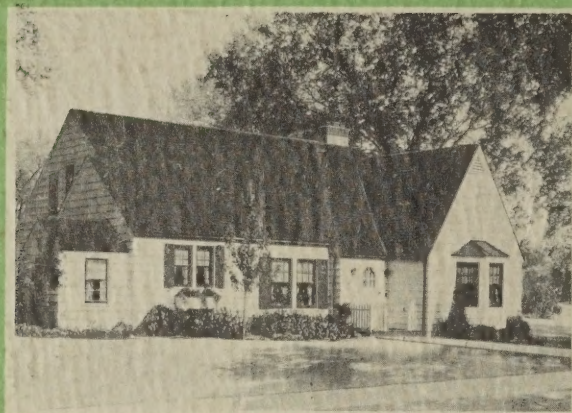
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BERKSHIRE



BLAINE



PRESCOTT



HARVARD



HOLYOKE



ALCOTT